



**PLAN REVIEW CONDITIONS**

November 21, 2018

KEVIN HIGDON CONSTRUCTION, LLC  
P O BOX 847  
LEES SUMMIT, MO 64063

Permit No: PRCOM20183479  
Project Title: KEVIN HIGDON CONSTRUCTION  
Project Address: 1450 SE BROADWAY DR, LEES SUMMIT, MO 64081  
Parcel Number: 61720124600000000  
Location: NEWBERRY LANDINGS FIRST PLAT---LOT 293  
Type of Work: NEW COMMERCIAL  
Occupancy Group: STORAGE, MODERATE HAZARD  
Description: WAREHOUSE WITH OFFICE

***The following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please contact the appropriate department regarding clarification of comments.***

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Rejected**

2. 2012 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. .A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions. ACTION REQUIRED:(Information purposes)  
(Fire Alarm System may be required by table 3206.2) I f required have the fire alarm system contractor provide PE stamped shop drawings of the fire alarm system to be installed

3. 2012 IFC 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exception: The fire code official is authorized to increase the dimension of 150 feet (45,720 mm) where: 1.The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. 2. Fire apparatus access roads cannot be

installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. 3. There are not more than two Group R-3 or Group U occupancies.

ACTION REQUIRED: Provide a civil plans showing roadway access to the structure. Fire Sprinkler System may be required if adequate access is not provided.

4. 2012 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building, each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

ACTION REQUIRED:(verified at inspection)

Numeric address of 1450 shall be readable from the roadway (Broadway)

5. 2012 IFC 508.5.1 -Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

ACTION REQUIRED: Provide a civil plan showing fire hydrants in proximity to the building. If a Fire Sprinkler system is to be installed a fire hydrant shall be located within 100 feet of the Fire Department Connection.

6. 2012 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.

ACTION REQUIRED: Reference Table 3206.2 for extent and type of protection required. Fire sprinkler system may be required

7. 2012 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

ACTION REQUIRED:(information purposes)

Acceptance testing of the fire alarm system and or the fire sprinkler system will be required prior to the final occupancy inspection. Contact the fire department to schedule testing.

8. 2012 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

ACTION REQUIRED: (verified at inspection)

Provide one 2A-10BC fire extinguisher for every 3,000 sq ft of useable space. To be located on normal paths of travel close to an exit.

9. Storage

ACTION REQUIRED: Provide information on the height of the pallet storage and ground storage will be

stacked. If the top of the pallet storage or ground storage exceeds 12 feet in height, draft curtains, smoke removal system, fire alarm system and or a fire sprinkler system may be required.

#### 10. Storage type

ACTION REQUIRED: Provide information on what ground storage means. What are you going to be storing in this ground storage area.

#### 11. Storage plan

ACTION REQUIRED: Provide a floor plan with the layout of the storage positioning in the warehouse.

#### 12. Egress lighting

ACTION REQUIRED: plans need to indicate location of emergency lighting throughout building.

- (1) interior and exterior of all egress doors,
- (2) mezzanine area
- (3) mezzanine stairs
- (4) office area corridors
- (5) warehouse /storage areas

[B] 1006.1 Illumination required. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied

[B] 1006.3 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits.
3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
4. Interior exit discharge elements, as permitted in Section 1027.1, in buildings required to have two or more exits.
5. Exterior landings as required by Section 1008.1.6 for exit discharge doorways in buildings required to have two or more exits.

The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 604.

#### **Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. The building permit for this project can not be issued until the Codes Administration Department has received the approved Final Development Plan from the Planning and Development Department.

Action required: Comment is for informational purposes.  
11/21/18 - not addressed

5. Copies of the engineered building package was not provided at the time of permit application.

Action required: Provide pre-engineered building package or request deferral.  
11/21/18 - not addressed

6. Not enough information provided to complete review.

Action required: Complete MEP designs. (given scarcity of design information we withhold the right to add plan review comments in the future)

11/21/18 - provide the following:

- Electrical specifications (methods/materials)
- Circuits & disconnects for space heaters
- Disconnect switch for water heater
- Receptacle at a/c unit to be GFCI and weather protected
- Electrical service wiring diagram complete with all grounding methods
- Pipe material schedule
- Plumbing fixture schedule
- Show waste pipe cleanout locations
- HVAC equipment schedule or spec
- Outside air calculations

7. 2012 IMC 403.2 Outdoor air required. The minimum outdoor airflow rate shall be determined in accordance with Section 403.3. Ventilation supply systems shall be designed to deliver the required rate of outdoor airflow to the breathing zone within each occupiable space.

Action required: Revise drawings to show outside air calculations as well as method of delivery.

11/21/18 - not addressed

8. 2012 IBC 1809.5 Frost protection. Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending below the frost line of the locality;
2. Constructing in accordance with ASCE 32; or
3. Erecting on solid rock.

(see code section for exceptions)

Shallow foundations shall not bear on frozen soil unless such frozen condition is of a permanent character.

Action required: Retaining wall footings must be protected from frost. (currently at same elevation as dock ramp.)

11/21/18 - not addressed

9. ICC A117.1-2009 604.3.1 – Clearance width. Clearance around a water closet shall be 60 inches minimum in width, measured perpendicular from the sidewall.

Action required: Revise design to comply. (urinals may not intrude into clearance width)

11/21/18 - Provide 5' clear measured from edge of toilets to wall.

15. 2012 IBC 1607.3 Uniform live loads. The live loads used in the design of buildings and other structures shall be the maximum loads expected by the intended use or occupancy but shall in no case be less than the minimum uniformly distributed live loads given in Table 1607.1.

Action required: List appropriate live load at mezzanine and redesign floor accordingly. (minimum 125psf if usable mezzanine or minimum 60psf if equipment platform only)

11/21/18 - not addressed

16. 2012 IBC 505.3.3 Guards. Equipment platforms shall have guards where required by Section 1013.2.

Action required: Provide design for guard rails.

11/21/18

- To be minimum 42" high
- Will there be a gate?

17. Unified Development Ordinance Article 7, Section 7.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened per referenced UDO section. (assuming that there will be at least 1 condensing unit)

11/21/18 - Location shown but no design - also, it is to be screened from all 4 sides

18. 2011 NEC 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Action required: Provide compliant receptacle at condensing unit.

11/21/18 - must be gfci and weather protected

***The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.***

***The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.***