

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

November 28, 2018

MAR BUILDING SOLUTIONS
1305 SW JEFFERSON ST
LEES SUMMIT, MO 64081

Permit No: PRCOM20182771
Project Title: MAR BUILDING SOLUTIONS
Project Address: 1445 SE BROADWAY DR, LEES SUMMIT, MO 64081
Parcel Number: 61720125400000000
Location: NEWBERRY LANDINGS FIRST PLAT---LOT 295
Type of Work: NEW COMMERCIAL
Occupancy Group: STORAGE, MODERATE HAZARD
Description: NEW OFFICE/WAREHOUSE

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

Approved with Conditions

1. 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:

Fire alarm system installation will be required. Have the fire alarm system contractor provide shop drawings of the fire alarm system to be installed.

2. 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:(Veriified at inspection)

Address shall be readable from the addressed roadway (Broadway)

4. 2012 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

ACTION REQUIRED:(verified at inspection)

Provide a minimum of three 2A-10BC fire extinguishers. The extinguishers are to mounted on a wall close to an exit.

7. Egress Illumination

ACTION REQUIRED: (verified at inspection)

Include emergency illumination on the exterior of each exit

9. Door operation hardware

ACTION REQUIRED: (verified at inspection)

No keyed locks on the egress side of an exit.

[B] 1008.1.9 Door operations. Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

10. 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 will be required prior to the final occupancy inspection. Contact the fire department to schedule testing. (816)969-1300

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

6. 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.

9/25/18 - acknowledged in letter. To be field verified.

Licensed Contractors

Reviewed By: Joe Frogge

Approved

Approved to issue per the listed conditions.

Do not issue per the listed conditions.

Approved to construct foundation only per the listed conditions.

Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

Signature of Applicant

Date

Print Applicant Name

CompanyName

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.