

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

December 04, 2018

A L HUBER INC  
10770 EL MONTE  
LEAWOOD, KS 66211

Permit No: PRCOM20183710  
Project Title: INTERNATIONAL BUILDERS AND CONSULTANTS, INC (IBC)  
Project Address: 2320 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064  
Parcel Number: 52240030700000000  
Location: LAKEWOOD BUSINESS CENTER ON I-470 LOTS 45B5, 45B6 & 45B7 LOT 45B7  
Type of Work: NEW COMMERCIAL  
Occupancy Group: STORAGE, LOW HAZARD  
Description: NEW OFFICE/WAREHOUSE WITH MEZZANINE

***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 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)

Building address (2320) shall be readable from the roadway (Independence Ave.)

3. 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 one 2A-10BC (5 pound) fire extinguisher for every 3,000 square feet of useable space. the extinguishers shall be mounted on walls or in extinguisher cabinets on a normal path of travel close to exits.

5. Duct detection

ACTION REQUIRED:(verified at inspection)

Duct detection shall comply with the IFC 2012 code requirements. Reference section IFC 2012 907.3.1 Duct smoke detectors.

7. 2012 IFC 506.1.1-Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

ACTION REQUIRED:(verified at inspection)

An electronic controlled gate will require a (knox key switch), a chained gate will require a (knox padlock). Padlock or key switch can be obtained on line at [knoxbox.com](http://knoxbox.com)

8. 2012 IFC 407.3- Identification. Individual containers of hazardous materials, cartons or packages shall be marked or labeled in accordance with applicable federal regulations. Buildings, rooms and spaces containing hazardous materials shall be identified by hazard warning signs in accordance with Section 2703.5.

ACTION REQUIRED: (verified at inspection)

Fuel tank shall be clearly labeled and marked with all appropriate labels, warnings and placards.

9. Emergency shut-off switch

ACTION REQUIRED:(verified at inspection)

Intall the emergency shut off switch for the fuel dispensing area according to the requirements listed.

IFC 2012 2303.2 Emergency disconnect switches. An approved, clearly identified and readily accessible emergency disconnect switch shall be provided at an approved location to stop the transfer of fuel to the fuel dispensers in the event of a fuel spill or other emergency. An emergency disconnect switch for exterior fuel dispensers shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from, the fuel dispensers. For interior fuel-dispensing operations, the emergency disconnect switch shall be installed at an approved location. Such devices shall be distinctly labeled as: EMERGENCY FUEL SHUTOFF. Signs shall be provided in approved locations.

10. 2012 IFC 407.2- Material Safety Data Sheets. Material Safety Data Sheets (MSDS) for all hazardous materials shall be readily available on the premises.

ACTION REQUIRED:(information purposes)

A Hazardous Materials Permit will be required in order for the fuel tank to be located on the premises. The Haz-Mat permit can be obtained through the Fire Department.

11. Private Fire hydrant

ACTION REQUIRED: (verified at inspection)

The top bonnet portion of the private fire hydrant shall be painted (silver) to designate a private fire hydrant

12. Signs

ACTION REQUIRED:(verified at inspection)

Establish a fire lane for the access roadway to the rear of the building.

IFC 2012 D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2

### **Building Plan Review**

**Reviewed By: Joe Frogge**

**Approved with Conditions**

2. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment is for informational purposes.

11/8/18 - not addressed

3. Design for retaining wall not found in submittal.

Action required: Provide retaining wall design or request deferral.

11/8/18 - deferred per request

7. Copies of the pre-engineered metal building package were not provided at the time of permit application.

Action required: Provide metal building package or request deferral.  
11/8/18 - deferred per request

**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
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Print Applicant Name	CompanyName
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***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.***