

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

December 13, 2018

MD2 DESIGNS
2307 NW OUTER BELT RD
BLUE SPRINGS, MO 64015

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

Revisions Required

One or more departments have not approved the permit and 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 address the comments as requested and provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Licensed Contractors

Reviewed By: Joe Frogge

Approved

Fire Plan Review

Reviewed By: Joe Dir

Rejected

2. 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.

3. 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

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inch (12.7 mm).

ACTION REQUIRED:(verified at inspection)

Address shall be readable from the roadway (Broadway)

4. 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.

7. 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.

8. 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.

9. Storage type

ACTION REQUIRED: Provide information on what ground storage means. What is going to be stored in the ground storage area.

10. Storage plan

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

11. Egress lighting

ACTION REQUIRED: plans need to indicate location of emergency lighting in the following areas

(1) exterior of all egress doors

[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

Building Plan Review

Reviewed By: Joe Frogge

Rejected

2. 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)

12/12/18 - Unable to locate wire/conduit/insulation types and materials.

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- Electrical service wiring diagram complete with all grounding methods
**12/12/18 - Inadequate grounding (must be to all available sources including building steel and "Ufer."
Also, service grounding takes place at initial source of disconnect.**
- Pipe material schedule
12/12/18 - Only able to find for water service. Missing water distribution, waste, vent and gas.
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The review conducted by the City of Lee's Summit Codes Administration Department shall not be construed as a structural review of the project.