

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

January 08, 2019

B DEAN CONSTRUCTION LLC
1024 NE JIB CT, Unit C
LEES SUMMIT, MO 64064

Permit No: PRCOM20182387
Project Title: FIRE STATION #3
Project Address: 2023 NW SHAMROCK AVE
Parcel Number: 62240990100000000
Location: SEC-02 TWP-47 RNG-32 BEG NE COR SE 1/4 OF SEC 2-44-32 TH W 1873.43' TH S 29 DEG W
965.17' TH S 3 DEG W 470' TH E 2305.05' TH N 1295' TO POB
Type of Work: NEW COMMERCIAL
Occupancy Group: MIXED OCCUPANCY
Description: NEW FIRE STATION

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: (information purposes)

To be deferred

Have the fire alarm system contractor provide shop drawings of the fire alarm system to be installed.

2. 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: (information purposes)

To be deferred

Have the fire sprinkler system contractor provide shop drawings of the fire sprinkler system to be installed.

3. 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 there to 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)

Field tests and acceptance testing of the fire sprinkler, fire alarm, CO monitoring and kitchen hood systems will be required prior to the final occupancy inspection. Contact the Fire Department to schedule testing.

4. Access controlled doors

ACTION REQUIRED:(verified at inspection/testing)

Access controlled doors shall drop off upon fire alarm activation.

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.

8/13/18 - Acknowledged in response letter.

4. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Provide roof truss packages or request deferral.

8/13/18 - Acknowledged in response letter.

8. 2012 IPC 708.3.2 Building sewers. Building sewers shall be provided with cleanouts located not more than 100 feet apart measured from the upstream entrance of the cleanout. For building sewers 8 inches and larger, manholes shall be provided and located not more than 200 feet from the junction of the building drain and building sewer, at each change in direction and at intervals of not more than 400 feet apart. Manholes and manhole covers shall be of an approved type.

Action required: Additional cleanouts required at waste piping. Required at exit from building at every 100'.

8/13/18 - Acknowledged in response 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.