



PLAN REVIEW CONDITIONS

February 25, 2019

SAPP DESIGN ARCHITECTS
3750 S FREMONT
SPRINGFIELD, MO 65804

Permit No: PRCOM20190138
Project Title: MID-CONTINENT PUBLIC LIBRARY EAST
Project Address: 2240 SE BLUE PKWY, LEES SUMMIT, MO 64063
Parcel Number: 60410990600000000
Location: MAGNOLIA PLACE AT CHARLESTON PARK, SECOND PLAT, LOTS 2A - 3---LOT2A
Type of Work: NEW COMMERCIAL
Occupancy Group: ASSEMBLY FOR WORSHIP, RECREATION OR AMUSEMENT
Description: NEW PUBLIC LIBRARY

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 1004.3- Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

ACTION REQUIRED: (verified at inspection)

Post occupant load signs in rooms 118 of(93) and 119 of (200).

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)

Have the fire alarm system contractor provide shop drawings of the Fire Alarm System to be installed. Duct detection will be monitored by the fire alarm system.

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 inch (12.7 mm).

ACTION REQUIRED: (verified at inspection)

Numeric address of (2240) shall be readable from Blue Parkway.

4. 2012 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

ACTION REQUIRED:(verified at inspection)

Placement will be made on the wall above FDC.

5. 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)

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

6. 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)

Field tests and acceptance testing of the fire sprinkler and fire alarm system will be required prior to the final occupancy inspection. Contact the fire department to schedule testing. (816)969-1300

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 a minimum of six 2A10BC fire extinguishers. To be mounted on walls or cabinets on normal path of travel close to exits.

9. 2012 IFC 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.

ACTION REQUIRED:(verified at inspection)

Receiving exit door needs exterior emergency illumination.

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

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.
2/22/19 - Acknowledged in letter.

4. 2012 IBC 1004.3 - Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

Action required: Comment is for informational purposes. To be field verified.
2/22/19 - Acknowledged in letter.

6. 2012 IMC 602.2.1 Materials within plenums. Except as required by Sections 602.2.1.1 through 602.2.1.5, materials within plenums shall be noncombustible or shall be listed and labeled as having a flame spread index of not more than 25 and a smoke-developed index of not more than 50 when tested in accordance with ASTM E84 or UL 723. (see code section for exceptions)

Action required: Comment is for informational purposes. PVC will not be allowed in plenums. To be field verified.
2/22/19 - Acknowledged in letter.

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.