PLAN REVIEW CONDITIONS

March 06, 2019

ROBERT KELLY ARCHITECT
201 S CALHOUN ST. SUITE 125
FORT WORTH , TX 76104

Permit No:	PRCOM20183215
Project Title:	OAKVIEW STORAGE
Project Address:	1410 NE DOUGLAS ST, LEES SUMMIT, MO 64086
Parcel Number:	52900023200000000
Location:	POLYTAINERS ADDITION LOTS 1 & 2---LOT 2
Type of Work:	NEW COMMERCIAL
Occupancy Group:	STORAGE, MODERATE HAZARD
Description:	CLIMATE CONTROLLED STORAGE FACILITY

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)
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: (verified at inspection)
Addressing shall be readable from the addressed roadway (Douglas St.)

3. 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.
ACTION REQUIRED:(verified at inspection)
Provide a knox box for access to the building and fire sprinkler room
Provide a knox box for the elevator keys.
Knox box can be obtained online at knoxbox.com
the knox box shall be mounted on a exterior wall over the FDC approx 5'- 6' off finish grade.
ACTION REQUIRED: Provide a knox box for the elevator keys. Knox box can be obtained online at knoxbox.com
607.4 Elevator key location. Keys for the elevator car doors and fire-fighter service keys shall be kept in an approved location for immediate use by the fire department. The key box shall be compatible with an existing rapid entry key box system in use in the jurisdiction and approved by the fire code official The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.The key box shall be mounted at each elevator bank at the lobby nearest to the lowest level of fire department access. The key box shall be mounted 5 feet -6 feet above the finished floor to the right side of the elevator bank. Contents of the key box are limited to fire service elevator keys. Additional elevator access tools, keys and information pertinent to emergency planning or elevator access shall be permitted when authorized by the fire code official.

4. 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 and the class-1 standpipe system to be installed.

5. 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 will be required of the fire sprinkler and fire alarm systems prior to the final occupancy inspection. To schedule testing contact the fire department. (816)969-1300

6. 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 2A-10BC fire extinguishers on each level. One extinguisher for evry 3,000 square feet of useable space. Placement shall be so there is a maximum travel distance of 75' to reach a extinguisher.

7. Class-1 standpipe system
ACTION REQUIRED:(verified with sprinkler plan review)
Provide a Class-1 standpipe system within the stairways that complies with the requirments of IFC 905.4 (note) no hose cabinets to be installed for a class-1 standpipe system.

8. duct detection
ACTION REQUIRED: (verified at inspection)
All AHU's that produce over 2,000 CFM will required duct detection installed and monitored by the buildings fire alarm system. IFC sections 907.2.13.1.2 and 907.3.1

9. Stairway levels
ACTION REQUIRED:(verified at inspection)
Provide floor level desigantion labeling on each side of each stairway door on all levels Signage shall comply with IFC 1022.9 Stairway identification signs.

Building Plan Review **Reviewed By: Joe Frogge** **Pending**

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. 2012 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

3. Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

Action required: Comment is for informational purposes.

4. Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector. Contact the Lee's Summit Codes Administration.

Action required: Comment is for informational purposes.

5. Elevator Safety Act and Rules 701.361 - Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

Action required: Comment is for informational purposes.

6. 2012 IBC 1008.1.5 - Floor elevation. There shall be a floor or landing on each side of a door. Such floor or landing shall be at the same elevation on each side of the door. Landings shall be level except for exterior landings, which are permitted to have a slope not to exceed 0.25 unit vertical in 12 units horizontal (2-percent slope). See code section for possible exceptions.

Action required: Provide a landing at exterior of doors 110A & 112.

7. 2011 NEC Article 110.26 (C)(3) Personnel Doors. Where equipment rated 1200 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s)

intended for entrance to and egress from the working space less than 25 feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic bars, pressure plates or other devices that are normally latched but open under simple pressure.

Action required: Modify design to show that door #104 at first floor Elec Room will swing outwards and be equipped with panic hardware or other approved hardware listed above.

8. ICC A117.1-2009 Section 307.4 Vertical Clearance. Vertical clearance shall be 80 inches minimum. Rails or other barriers shall be provided where the vertical clearance is less than 80 inches. The leading edge of such rails or barrier shall be located 27 inches maximum above the floor.

Action required: Modify documents to demonstrate how this requirement will be met under stair flights.

9. 2012 IBC 602.2 – Types I and II. Types I and II construction are those types of construction in which the building elements listed in Table 601 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code.

Action required: Specify fire-retardant-treated plywood and wood backing inside parapet walls.

10. ICC A117.1-2009 604.5.1 – Fixed side wall grab bars. Fixed side-wall grab bars shall be 42 inches minimum in length, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall. In addition, a vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located 39 inches minimum and 41 inches maximum above the floor, and with the center line of the bar located 39 inches minimum and 41 inches maximum from the rear wall.

Action required: Modify design to provide vertical sidewall grab bars at toilets.

11. Placement and spacing of pre-manufactured storage units are not to infringe upon any egress or accessibility regulations.

Action required: Comment is for informational purposes. To be field verified.

12. 2012 IMC 606.2.1 Return air systems. Smoke detectors shall be installed in return air systems with a design capacity greater than 2,000 cfm, in the return air duct or plenum upstream of any filters, exhaust air connections, outdoor air connections, or decontamination equipment and appliances. Exception: Smoke detectors are not required in the return air system where all portions of the building served by the air distribution system are protected by area smoke detectors connected to a fire alarm system in accordance with the International Fire Code. The area smoke detection system shall comply with Section 606.4.

Action required: Provide smoke detectors at relevant air handlers.

13. Light pole base detail not provided. (4/E4.1 references Structural but it doesn't appear to be included)

Action required: Provide light pole base detail.

14. 2012 IBC 703.2 Fire-resistance ratings. The fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E 119 or UL 263 or in accordance with Section 703.3. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire resistance-rated building elements, components or assemblies shall not reduce the

required fire-resistance rating.

Action required: Provide details for wall and membrane penetration through or into fire rated assemblies.

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.