



PLAN REVIEW CONDITIONS

May 03, 2019

PHILLIPS REIS LLC
1440 SE BROADWAY DR
LEES SUMMIT, MO 64081

Permit No: PRCOM20191001
Project Title: HT SOLUTIONS - ADDITION
Project Address: 1440 SE BROADWAY DR, LEES SUMMIT, MO 64081
Parcel Number: 61720124500000000
Location: NEWBERRY LANDINGS FIRST PLAT---LOT 292
Type of Work: ADDITION COMMERCIAL
Occupancy Group: FACTORY AND INDUSTRIAL, LOW HAZARD
Description: ADDITION TO EXISTING FACTORY

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. 2018 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 three sets of PE stamped shop drawings of the modifications to be done to the fire alarm system.

2. 2018 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 three sets of PE stamped shop drawings of the modifications to be done to the fire sprinkler system.

3. 2018 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 testing and acceptance testing of the fire sprinkler and fire alarm systems will be required to be completed prior to the final occupancy inspection
contact the fire department to schedule testing. (816)969-1300.

4. 2018 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 one 2A-10BC fire extinguisher for every 6,000 sq feet of useable space. Extinguishers are to place close to exits and placed to have a 75' travel distance to an extinguisher.

5. 2018 IFC 907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

ACTION REQUIRED:(verified at inspection)

All AHU's producing over 2,000 CFM are required to have duct detection installed and monitored by the building's fire alarm system.

6. 2018 IFC 1010.1.10 Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is a panic hardware or fire exit hardware.

ACTION REQUIRED:(verified at inspection)

All marked exits shall have panic hardware installed.

7. 2018 IFC 1010.1.9 Door operations. Except as specifically permitted by this section, egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

ACTION REQUIRED:(verified at inspection)

No keyed locks on the egress side (interior) of an exit.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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.
5/2/19 - not addressed

2. 2018 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.

5/2/19 - copy of contract provided. We need the actual letter of responsibility that claims responsibility and lists inspections to be performed.

3. All plans submitted for review on or after April 1, 2019 shall be designed to the requirements of the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Fire Code, 2017 National Electric Code and the ANSI A117.1-2017 as amended and adopted by the City of Lee's Summit.

Action required: Provide updated code analysis.

5/2/19 - Fire Code is 2018 as well.

4. ICC A117.1-2017 Section 304.3.1.1 New Buildings and facilities. In new buildings and facilities, the turning space shall be a circular space with a 67-inch minimum diameter. (see code for additional information)

Action required: Update restroom designs and references to comply.

5/2/19 - Turning radius is now compliant but to accomplish this the ambulatory stall was moved into non-compliance. Provide minimum 34" clear per ICC/ANSI 604.10.

6. 2017 NEC 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Action required: Update plans to demonstrate compliance.

5/2/19 - Single receptacle moved to cover distant unit but now the others are not covered. (btw - elec & mech plans don't really match dimensionally which complicates this part of review)

8. Unified Development Ordinance Article 7, Section 7.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how all mechanical equipment will be screened from all 4 sides per referenced UDO section. (landscaping is shown on FDP but those plans do not match M drawings)

5/2/19 - not addressed

9. Some ductwork installed outside of thermal envelope.

Action required: Specify duct insulation at exterior. (minimum R-8)

5/2/19 - not addressed. Several note references have been added but there are no notes to reference.

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.

