



PLAN REVIEW CONDITIONS

June 21, 2019

AJ BROWN INC
635 TRADE CENTER BLVD
CHESTERFIELD, MO 63005

Permit No: PRCOM20190683
Project Title: THE GODDARD SCHOOL
Project Address: 3301 NE RALPH POWELL RD, LEES SUMMIT, MO 64064
Parcel Number: 43840011500000000
Location: CHAPEL RIDGE BUSINESS PARK LOTS 8-J & 8-K---LOT 8-J
Type of Work: NEW COMMERCIAL
Occupancy Group: EDUCATIONAL
Description: NEW DAYCARE 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: Michael Weissenbach

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 fire alarm system to be installed.

2. 2018 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 3395 shall be readable from the roadway (Ralph Powell road)

3. 2018 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)

Knox box can be obtained at knoxbox.com

Knox box shall be mounted on a exterior wall over or close to the Fire Department Connection. approximately 5' off finish grade or concrete.

4. 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 fire sprinkler system to be installed.

5. 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)

All field tests and acceptance testing of the fire sprinkler and fire alarm systems shall be completed prior to the final occupancy inspection. Contact the fire department to schedule testing. (816)969-1300

6. 2018 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 one 2A-10BC fire extinguisher for every 3,000 sq ft of useable space.

The extinguishers are to be mounted on a wall or extinguisher cabinet on a normal path of travel close to exits. A maximum travel distance of 75' to reach a extinguisher.

13. 2018 IFC 408.11.2 - Tenant identification. Each occupied tenant space provided with a secondary exit to the exterior or exit corridor shall be provided with tenant identification by business name and/or address. Letters and numbers shall be posted on the corridor side of the door, be plainly legible and shall contrast with their background.

ACTION REQUIRED:(verified at inspection)

All classrooms, mechanical rooms, electrical rooms, storage rooms shall be identified off of the corridors.

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.
6/17/19 - acknowledged in letter

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

Action required: Provide truss and tji packages or request deferrals.

6/17/19 - Single copy of truss components provided. We need 2 copies that includes the layout drawing as well.

6/18/19 - deferred per request

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.