

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

July 03, 2019

SBC ARCHITECTURE  
3009 ELMIRA CT  
INDEPENDENCE, MO 64057

Permit No: PRCOM20191624  
Project Title: I-470 BUSINESS AND TECHNOLOGY CENTER LOT 13  
Project Address: 2701 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064  
Parcel Number: 52200012500000000  
Location / Legal: I-470 BUSINESS & TECHNOLOGY CENTER---LOT 22  
Description:  
Type of Work: NEW SHELL BUILDING  
Occupancy Group: STORAGE, MODERATE HAZARD  
Description: SHELL FOR FUTURE OFFICE/WAREHOUSE

***Revisions Required***

***One or more departments have not approved the permit and 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 address the comments as requested and provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.***

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Rejected**

1. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the name of the licensed general contractor. (Ward Dev. license has lapsed)

2. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)

No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section.

Action required: MEP subcontractors are required to be listed on permit. Provide company name of licensed Plumber. (R-Z Plumbing not licensed)

**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.

**DEVELOPMENT SERVICES**

Action required: Comment is for informational purposes.

2. Address not provided on application form. This building has been assigned the address of - 2701 NE Independence Avenue

Action required: Comment is for informational purposes. Please update your records.

3. 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.

4. 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: Update code reference on Sheet S000.

5. 2018 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Action required: Provide soils report to justify design assumption of soil bearing capacity greater than 2,000psf.

6. Construction of sprinkler room incomplete.

Action required: Provide complete construction details for sprinkler room.

7. 2018 IPC 604.9 Water hammer. The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. A water-hammer arrestor shall be installed where quick-closing valves are utilized. Water-hammer arrestors shall be installed in accordance with the manufacturer's instructions. Water-hammer arrestors shall conform to ASSE 1010.

Action required: Air chambers not allowed. (re: Pipe Material Schedule note #3 on MP201)

8. Site lighting design incomplete.

Action required: Provide complete site lighting design including circuitry and light pole base detail.

---

**DEVELOPMENT SERVICES**

**9. Protection of Potable Water System**

2018 IPC 305.4 Freezing. Water, soil, and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be installed not less than 6" below the frost line (42" below grade) and not less than 12 inches below grade.

Action required: Provide means of heating sprinkler room or other approved method to protect pipes from freezing.

**10. 2018 IPC 708.1 Cleanouts Required.** Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11.

2018 IPC 708.1.1 Horizontal drains within buildings. Horizontal drainage pipes in buildings shall have cleanouts located at intervals of not more than 100 feet. Building drains shall have cleanouts located at intervals of not more than 100 feet apart except where manholes are used instead of cleanouts, the manholes shall be located at intervals of not more than 400 feet. The interval length shall be measured from the cleanout or manhole opening, along the developed length of the piping to the next drainage fitting providing access for cleaning, the end of the horizontal drain or the end of the building drain. (see code for exception)

Action required: Provide cleanouts at maximum 100' intervals.

**Fire Plan Review**

**Reviewed By: Michael Weissenbach**

**Rejected**

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)

Provide three stamped sets of shop drawings for the alarm system.

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).

(Verified At Inspection)

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)

Order a Knox Box from [knoxbox.com](http://knoxbox.com) and mount by FDC.

4. 2018 IFC 508.5.1 -Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the

**DEVELOPMENT SERVICES**

fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

(Action Required)

Show a fire hydrant within 100 feet from the FDC. Also, show placement of FDC on building.

5. 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)

Provide three stamped sets of shop drawings for the sprinkler system. Note: Class 1 standpipes to be installed.

6. 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.

(Informational Purposes)

Call (816)969-1300 to schedule alarm/sprinkler testing.

7. 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.

(Verified at Inspection)

8. (Action Required)

Provide access to building from Independence Ave. Doors should be no more than 100 lineal feet apart. Sprinkler Room access should be made off of Independence Ave.

9. (Action Required)

Provide intended use for this space. If high-pile storage see Chapter 32 in the IFC for code requirements.

10. 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)

CFM over 2000 will be required to have duct detection.

***The review conducted by the City of Lee's Summit Codes Administration Department shall not be construed as a structural review of the project.***