
DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

July 23, 2019

EXCEL CONSTRUCTORS, INC
8041 W 47TH ST
OVERLAND PARK, KS 66203

Permit No: PRCOM20190274
Project Title: LEES SUMMIT SURGICAL CENTER
Project Address: 2801 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064
Parcel Number: 52200013900000000
Location: I-470 BUSINESS & TECHNOLOGY CENTER LOT 15A---LOT 15A
Type of Work: NEW SHELL BUILDING
Occupancy Group: BUSINESS
Description: NEW SHELL BUILDING FOR OUTPATIENT SURGICAL, SPORTS TRAINING, AND SPORTS REHAB
RE:PRCOM20190276 FOR FOUNDATION PERMIT

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)

Have the Fire Alarm contractor provide three sets of shop drawings of the 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).

(Verified at inspection)

Plans indicate address as 2816, permit shows address as 2801. Confirm correct address. Address needs to be readable from Independence Ave.

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.

(Verified at inspection)

Order Knox Box from Knoxbox.com. Knox Box to be placed by FDC and exterior Horn/Strobe approximately five feet high from finished grade.

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 and acceptance testing of the fire sprinkler and fire alarm systems will be conducted before a final occupancy inspection. Contact the Fire Dept. to schedule testing. (816)969-1300.

8. 2018 IFC 506.1.2 Key boxes for non-standardized fire service elevator keys. Key boxes provided for non-standardized fire service elevator keys shall comply with Section 506.1 and 506.2 or as approved by the fire code official.

(Action Required)

Elevator key boxes can be obtained through Knoxbox.com. Box to be mounted on the first floor next to elevator.

9. 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.

(Verified At Inspection)

All duct detection to be wired into the Fire Alarm System.

10. 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.

(Verified At Inspection)

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

2. 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.

6/24/19 - acknowledged in letter.

3. 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.

6/24/19 - acknowledged in letter.

4. 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.
6/24/19 - acknowledged in letter.

Licensed Contractors

Reviewed By: Joe Frogge

Approved

- Approved to issue per the listed conditions.
- Do not issue per the listed conditions.
- Approved to construct foundation only per the listed conditions.
- Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

Signature of Applicant

Date

Print Applicant Name

CompanyName

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.