

DEVELOPMENT SERVICES

Building Permit - Commercial Project Title: I-470 BUSINESS AND TECHNOLOGY CENTER LOT 13 Work Desc: NEW SHELL BUILDING	Permit No: PRCOM20191624 Date Issued: September 11, 2019
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Project Address: 2700 NE MCBAIN DR, LEES SUMMIT, MO 64064 Legal Description: I-470 BUSINESS & TECHNOLOGY CENTER LOT 13A Parcel No: 203931 County: JACKSON	Permit Holder: WARD DEVELOPMENT & INVESTMENT CO 1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029
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Activities Included for this Project: zNew Shell building, License Tax, License Tax Credit, Alarm Permit, Electrical Permit Commercial, Electrical Service Permit Commercial, Gas Permit Commercial, Gas Service Permit Commercial, In-Wall Inspection Permit, Mechanical Permit Commercial, Plumbing Permit Commercial, Sprinkler Permit,
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Construction Type: Type IIB (Unprotected)	Occupancy: STORAGE, MODERATE HAZARD Valuation: \$3,461,000.00	Zoning District: PMIX
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Residential Area:	
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Commercial Area	68222 sq. ft.
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Issued By: _____ jdf _____	Date: Sep 11, 2019
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THIS PERMIT IS ISSUED IN RELIANCE UPON INFORMATION SUBMITTED BY THE APPLICANT. THE BUILDING OFFICIAL MAY SUSPEND OR REVOKE WHENEVER THE PERMIT IS ISSUED IN ERROR, OR ON THE BASIS OF INCORRECT INFORMATION SUPPLIED, OR IN VIOLATION OF ANY ADOPTED CODE, CITY ORDINANCE OR REGULATIONS.

NOTICE: THE DISPOSAL OF DEMOLITION WASTE IS REGULATED BY THE DEPARTMENT OF NATURAL RESOURCES UNDER CHAPTER 260 RSMO. SUCH WASTE, IN TYPES AND QUANTITIES ESTABLISHED BY THE DEPARTMENT, SHALL BE TAKEN TO A DEMOLITION LANDFILL OR A SANITARY LANDFILL FOR DISPOSAL.

CONDITIONS

One or more divisions have conditions that have not been addressed during the review period. The outstanding conditions provided below shall be met as indicated during the construction period.

Fire Plan Review

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 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 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 (Informational Purposes)

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

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.

(Action Required)

CFM over 2000 will be required to have duct detection.

Building Plan Review

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.

8/12/19 - per owner request, address has been changed to 2700 NE McBaine Dr

Licensed Contractors

Signature of Applicant: _____	Date: <u>9/11/19</u>
Print name: <u>Kent Bilquist</u>	Company Name: <u>Ward Development</u>