

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

March 19, 2020

SAPP DESIGN ARCHITECTS
3750 S FREMONT
SPRINGFIELD, MO 65804

Permit No: PRCOM20200445
Project Title: MID-CONTINENT PUBLIC LIBRARY - COLBERN ROAD
Project Address: 1000 NE COLBERN RD, LEES SUMMIT, MO 64064
Parcel Number: 52500011300000000
Location / Legal: RICE ACRES LOT 1
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: ASSEMBLY FOR OUTDOOR ACTIVITIES INCL. STADIUMS, GRANDSTAND, AMUSEMENT PARKS
Description: NEW LIBRARY

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

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)

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

2. 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 a Knox box at knoxbox.com for the exterior of the building.

3. 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

DEVELOPMENT SERVICES

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 sets of PE stamped shop drawings for the fire sprinkler system.

4. 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 testing.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Action required: Comment is for informational purposes.

3/19/20 - acknowledged in letter

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.

3/19/20 - Not found in re-submittal as noted in letter.

4. Existing building to be demolished prior to start of this project.

Action required: Demolition permit will be required.

3/19/20 - acknowledged in letter

5. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 847-7070. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is for informational purposes.

3/19/20 - acknowledged in letter

6. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is for informational purposes.

3/19/20 - acknowledged in letter

DEVELOPMENT SERVICES

8. 2018 IBC 1010.1.2 Door swing. Egress doors shall be of the pivoted or side-hinged swinging type. Exceptions: (See code for exceptions.)

2018 IBC 1010.1.2.1 Direction of swing. Pivot or side-hinged swinging doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.

Actions required:

- Clarify use and occupant load of Staff Area 137. Sliding doors are only allowed with occupant load of 10 or less. Furniture conflicts with 1/150 loading. If sliding doors are actually to be used as "movable partitions" they would have to be labelled as such.
- Clarify use of center hinged pivoting doors. If they are only to be used as "movable partitions" they would have to be labelled as such.

3/19/20 - provide updated door schedule to reflect changes

11. 2017 NEC Article 110.26 (C) (2) Large Equipment. For equipment rated 1200 amperes or more and over 6 feet wide that contains overcurrent devices, switching devices, or control devices, there shall be one entrance to and egress from the required working space not less than 24" wide and 6'6" high at each end to the working space.

A single entrance to and egress from the required working space shall be permitted where either of the conditions in 110.26(C)(2)(a) or (C)(2)(b) is met.

(a) Unobstructed Egress. Where the location permits a continuous and unobstructed way of egress travel, a single entrance to the working space shall be permitted.

(b) Extra Working Space. Where the depth of the working space is twice that required by 110.26(A)(1), a single entrance shall be permitted. It shall be located such that the distance from the equipment to the nearest edge of the entrance is not less than the minimum clear distance specified in Table 110.26(A)(1) for equipment operating at that voltage and in that condition.

110.26 (C)(3) Personnel Doors. Where equipment rated 800 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 25 feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic hardware.

Action required: Doors serving Receiving Room #117 are to swing in direction of egress and be equipped with panic hardware.

3/19/20 - provide new door schedule that reflects these changes.

12. Irrigation system (as shown in FDP) is not reflected in MEP design.

Action required: Coordinate designs and resolve any conflicts.

3/19/20 - P-series drawings must be coordinated with L600 series. i.e. Landscaping irrigation plans specify a connection to the domestic water system but the plumbing drawings do not.

Licensed Contractors

Reviewed By: Joe Frogge

Approved

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