

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

December 05, 2019

PROSSER WILBERT CONSTRUCTION INC
13730 W 108TH ST
LENEXA, KS 66215

Permit No: PRCOM20183215
Project Title: OAKVIEW STORAGE
Project Address: 1420 NE DOUGLAS ST, LEES SUMMIT, MO 64086
Parcel Number: 52900023300000000
Location: OAKVIEW LOTS 1-5 ---LOT 1
Type of Work: NEW COMMERCIAL
Occupancy Group: STORAGE, MODERATE HAZARD
Description: CLIMATE CONTROLLED STORAGE 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: Joe Dir

Approved with Conditions

1. 2012 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 shop drawings of the fire alarm system to be installed.

2. 2012 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)

Addressing shall be readable from the addressed roadway (Douglas St.)

3. 2012 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.

ACTION REQUIRED:(verified at inspection)

Provide a knox box for access to the building and fire sprinkler room

Provide a knox box for the elevator keys.

Knox box can be obtained online at knoxbox.com

the knox box shall be mounted on a exterior wall over the FDC approx 5'- 6' off finish grade.

ACTION REQUIRED: Provide a knox box for the elevator keys. Knox box can be obtained online at knoxbox.com

607.4 Elevator key location. Keys for the elevator car doors and fire-fighter service keys shall be kept in an approved location for immediate use by the fire department. The key box shall be compatible with an existing rapid entry key box system in use in the jurisdiction and approved by the fire code official. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. The key box shall be mounted at each elevator bank at the lobby nearest to the lowest level of fire department access. The key box shall be mounted 5 feet -6 feet above the finished floor to the right side of the elevator bank. Contents of the key box are limited to fire service elevator keys. Additional elevator access tools, keys and information pertinent to emergency planning or elevator access shall be permitted when authorized by the fire code official.

4. 2012 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 shop drawings of the fire sprinkler and the class-1 standpipe system to be installed.

5. 2012 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)

Field tests and acceptance testing will be required of the fire sprinkler and fire alarm systems prior to the final occupancy inspection. To schedule testing contact the fire department. (816)969-1300

6. 2012 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 2A-10BC fire extinguishers on each level. One extinguisher for every 3,000 square feet of useable space. Placement shall be so there is a maximum travel distance of 75' to reach a extinguisher.

7. Class-1 standpipe system

ACTION REQUIRED:(verified with sprinkler plan review)

Provide a Class-1 standpipe system within the stairways that complies with the requirements of IFC 905.4

(note) no hose cabinets to be installed for a class-1 standpipe system.

8. duct detection

ACTION REQUIRED: (verified at inspection)

All AHU's that produce over 2,000 CFM will required duct detection installed and monitored by the buildings fire alarm system. IFC sections 907.2.13.1.2 and 907.3.1

9. Stairway levels

ACTION REQUIRED:(verified at inspection)

Provide floor level designation labeling on each side of each stairway door on all levels Signage shall comply with IFC 1022.9 Stairway identification signs.

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

3. 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.

3/11/19 - acknowledged in letter

4. 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.

3/11/19 - acknowledged in letter

5. 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.

3/11/19 - acknowledged in letter

11. Placement and spacing of pre-manufactured storage units are not to infringe upon any egress or accessibility regulations.

Action required: Comment is for informational purposes. To be field verified.

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.