

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

September 09, 2021

CAPITAL CONSTRUCTION SERVICES LLC
2642 NE HAGAN RD
LEES SUMMIT, MO 64064

Permit No: PRCOM20214702
Project Title: WESTERN ANESTHESIOLOGY ASSOCIATION - PREMIER DENTAL ANESTHESIA
Project Address: 2710 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064
Parcel Number: 52240060300000000
Location / Legal: LAKEWOOD BUSINESS CENTER ON I-470 - PLAT P---LOT 16
Description:
Type of Work: CHANGE OF TENANT
Occupancy Group: STORAGE, MODERATE HAZARD
Description: ANESTHESIOLOGY OFFICE AND 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

Approved

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Comment is for informational purposes.

2. Insufficient information to complete review.

Provide the following:

- Wall construction details (fyi - this is a Type IIB building which means wood studs are not allowed)
- Describe use of all rooms. (one is labelled just "room" and a lobby this size doesn't make sense with a primarily storage business)

3. 2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code.

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Action required: Clarify what is happening with xed out toilet. 2 toilets required unless code analysis justifies an occupant load of 25 or less which is not yet clear.

Fire Plan Review

Reviewed By: Michael Weissenbach

Rejected

1. 2018 IFC 407.2- Material Safety Data Sheets. Material Safety Data Sheets (MSDS) for all hazardous materials shall be readily available on the premises.

(Action Required)

Provide a plan showing what and how much is being stored on site.

2. 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)

Any modifications to the fire alarm system, provide PE stamped electronic shop drawings to mike.weissenbach@cityofls.net

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 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)

Any modifications to the fire sprinkler system, provide PE stamped electronic shop drawings to mike.weissenbach@cityofls.net

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.

5. 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.

(Action Required)

Show placement of fire extinguishers.

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