

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

December 16, 2021

POWELL CWM INC
3200 S STATE ROUTE 291 BLDG 1
INDEPENDENCE, MO 64057

Permit No: PRCOM20215028
Project Title: Lot 10 I-470 Spec Building
Project Address: 2601 NE MCBAIN DR, LEES SUMMIT, MO 64064
Parcel Number: 52240020300000000
Location / Legal: I-470 BUSINESS & TECHNOLOGY CENTER---LOT 10
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: STORAGE, MODERATE HAZARD
Description: Spec Building - Office/Warehouse Use
STOP WORK ORDER generated on 12/13/2021 12:00 AM by username 'Adam Nacke'.

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 PE stamped electronic shop drawings for the fire alarm system to mike.weissenbach@cityofls.net

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)

Address all exterior doors.

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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 Knoxbox from knoxbox.com. Placement to be made by the FDC.

4. 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 PE stamped electronic shop drawings for the fire sprinkler system to mike.weissenbach@cityofls.net

Note: Class 1 Standpipes will be required at the rear exit doors in the warehouse spaces and the loading dock.

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.

(Informational Purposes)

Call (816)969-1300 to schedule testing.

6. 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)

Provide 1 2A10BC Fire Extinguisher in the office spaces and 1 2A10BC Fire Extinguisher in the warehouse spaces.

12/14/21

(Verified At Inspection)

7. (Action Required)

Show placement of FDC on building. FDC needs to be within 100 feet of a hydrant.

(Suggestion)

For ease of access to the fire sprinkler system, recommendation to add an exterior door to the fire sprinkler room.

12/14/21

(To be verified with sprinkler shop drawings)

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.

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Action required: Comment is for informational purposes.
12/16/21 - in plan review

2. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

12/16/21 - Comment is for informational purposes. We have assigned address numbers from West to East - 2601, 2603, 2605, 2607, 2609, 2613, 2615, 2617 NE McBaine Dr for future tenants. There will be no other suite designations.

4. 2018 IBC 1705.1 General. Special inspections and tests of elements and nonstructural components of buildings and structures shall meet the applicable requirements of this section.

Action required: Expand list of required special inspections to include structural steel.
12/16/21 - we need a letter from Alpha-Omega stating their qualifications and a list of inspections to be performed.

5. Unified Development Ordinance Article 8, Section 8.180.F
Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment (condensing units) will be screened from all 4 sides per referenced UDO section.
12/16/21 - not addressed

6. Copies of the engineered steel building package were not provided at the time of permit application.

Action required: Provide complete steel building package or request deferral.
12/16/21 - not addressed

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)
No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors. (R-Z Plumbing not licensed)
12/16/21 - R-Z still not licensed

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