

## City Comment Response #2

Project: Lot 10, I-470 Business & Technology Center

Owner: Marion Ridge Safety Storage LLC

Powell CWM Project Number: 2021-21-1902

Lee's Summit Permit Application Number: PRCOM20215028

Date: 12-22-2021

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The responses below are in regard to the **Plan Review Discrepancy Report** received on 12/14/2021. Necessary drawings have been updated and all revisions are clouded as **Delta "2" BP CITY COMMENTS #02**.

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### **Building Plan Review**

Reviewer: Joe Frogge Email: N/A

Corrections:

**Correction 1:**

Status:

Date Status Changed:

Final Development Plan

Corrective Action Required

12/14/2021

Comments:

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. 12/16/21 - in plan review

Correction Action:

**N/A.**

**Correction 2:**

Status:

Date Status Changed:

Suite address

Corrective Action Required

12/14/2021

Comments:

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.

Action required: 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.

Correction Action: **Address number size, color, and locations indicated on Sheets A301 ELEVATIONS and A-401 PERSPECTIVES.**

**Correction 3:** IBC 1803.1 General - geotech  
Status: Resolved  
Date Status Changed: 12/15/2021

Comments: 2018 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Action required: Provide soils report to justify design assumption of soil bearing capacity greater than 2,000psf.

Correction Action: **Soils report (attached) confirms bearing pressure required by Structural design at non-fill conditions. Due to fill depth at portions of the building perimeter, owner shall procure on-site inspection of fill operations during construction. Special Inspection Engagement Letter will follow in subsequent submittal/upload and will include intent to perform both "Verification of Soils" and "Excavating and Filling" to ensure fill meets Structural Foundation requirements established by Structural Engineer.**

**Correction 4:** IBC 1704.2 Special Inspections  
Status: Corrective Action Required  
Date Status Changed: 12/14/2021

Comments: 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.

Correction Action: **Attached permit application revised to include special inspection of Steel Frame. Structural Sheet S001 modified to include special inspection of Steel Frame: "C. STEEL: SECTION 1705.2 AND AISC 360. PERIODIC OBSERVATIONS OF CONNECTIONS, ALL BRACED FRAME CONNECTIONS, WELDERS AND FIELD WELDING."**

**Correction 5:** Planning - Screening of ground mounted equipment  
Status: Corrective Action Required  
Date Status Changed: 12/14/2021

Comments: 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

Correction Action: **Per L-100 LANDSCAPE PLAN, plantings shall be used to screen ground-mounted equipment.**

**Correction 6:** Engineered truss package  
Status: Resolved  
Date Status Changed: 12/16/2021

Comments: 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 - deferred per request

Correction Action: **Deferred submittal is requested for Metal Building design package per attached permit application.**

### **Licensed Contractors**

Reviewer: Rejected 12/21/2021 12/15/2021  
Joe Frogge Email: N/A

Corrections:

**Correction 1:** LC - MEP Subs  
Status: Corrective Action Required  
Date Status Changed: 12/14/2021

Comments: 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) 12/15/21 - R-Z still not licensed

Correction Action: **R-2 Plumbing is licensed. This was also clarified on an adjacent project at 2736 NE McBain.**

### **Fire Plan Review**

Reviewer: Approved with Conditions 12/21/2021 12/14/2021  
Michael Weissenbach Email: N/A

Corrections:

**Correction 1:** Construction documents for fire alarm systems  
Status: Corrective Action Required  
Date Status Changed: 12/14/2021

Comments: 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](mailto:mike.weissenbach@cityofls.net)

Correction Action: **Attached permit application indicates deferred submittals requested for both Fire Suppression System and Fire Alarm System.**

**Correction 2:** Address numbers required  
Status: Corrective Action Required  
Date Status Changed: 12/14/2021

Comments: 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.  
Correction Action: **Address number size, color, and locations indicated on Sheets A301 ELEVATIONS and A-401 PERSPECTIVES.**

**Correction 3:** Knox box required  
Status: Corrective Action Required  
Date Status Changed: 12/14/2021

Comments: 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](http://knoxbox.com). Placement to be made by the FDC.

Correction Action: **General Knox Box location indicated on sheets A-110 and A-301.**

**Correction 4:** Construction documents - Fire protection systems  
Status: Corrective Action Required  
Date Status Changed: 12/14/2021

Comments: 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.

Correction Action: **Attached permit application indicates Deferred submittals requested for both Fire Suppression System and Fire Alarm System.**

**Correction 5:** Installation acceptance testing  
Status: Corrective Action Required  
Date Status Changed: 12/14/2021

Comments: 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.  
Correction Action: **N/A.**

**Correction 6:** Portable fire extinguishers - conspicuous locations  
Status: Corrective Action Required  
Date Status Changed: 12/14/2021

Comments: 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)

Correction Action: **Required fire extinguishers indicated on SHEET A-001 LIFE SAFETY AND CODE SHEET.**

**Correction 7:** Misc  
Status: Corrective Action Required  
Date Status Changed: 12/14/2021

Comments:  
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)

Correction Action: **FDC type and location indicated on Sheets A-110 and A-301. Connection is within 100' of an existing fire hydrant, re: C-401. Sprinkler room door relocated to exterior wall of building.**

Please feel free to contact me with any questions.

Sincerely,



Nick Curtis, NCARB  
816-373-4800 [ncurtis@powellcwm.com](mailto:ncurtis@powellcwm.com)

