

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

March 04, 2022

Finkle + Williams Architecture
8787 Renner Blvd. Suite 100
Lenexa, KS 66219

Permit No: PRCOM20220598
Project Title: PARAGON STAR NORTH VILLAGE PARKING GARAGE --- LOT 2
Project Address: 3200 NW PARAGON PKWY, LEES SUMMIT, MO 64081
Parcel Number: 251202
Location / Legal: PARAGON STAR FIRST PLAT
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: STORAGE, MODERATE HAZARD
Description: NEW PARKING GARAGE AND SITE DEVELOPMENT

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

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.

2. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Provide an email address for the on-site contact which is where inspection reports will be sent.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 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

DEVELOPMENT SERVICES

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.

2. 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.

Action required: Egress doors must swing outwards in direction of egress travel. Modify design.

3. 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.

Fire Plan Review

Reviewed By: Jim Eden

Rejected

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.

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.

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.

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.

5. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

6. [BE] 1023.3 Termination. Interior exit stairways and ramps shall terminate at an exit discharge or a public way. Exception: A combination of interior exit stairways, interior exit ramps and exit passageways, constructed in accordance with Sections 1023.2, 1023.3.1 and 1024, respectively, and forming a continuous protected enclosure, shall be permitted to extend an interior exit stairway or ramp to the exit discharge or a public way.

DEVELOPMENT SERVICES

[BE] 1023.3.1 Extension. Where interior exit stairways and ramps are extended to an exit discharge or a public way by an exit passageway, the interior exit stairway and ramp shall be separated from the exit passageway by a fire barrier constructed in accordance with Section 707 of the International Building Code or a horizontal assembly constructed in accordance with Section 711 of the International Building Code, or both. The fire-resistance rating shall be not less than that required for the interior exit stairway and ramp. A fire door assembly complying with Section 716 of the International Building Code shall be installed in the fire barrier to provide a means of egress from the interior exit stairway and ramp to the exit passageway. Openings in the fire barrier other than the fire door assembly are prohibited. Penetrations of the fire barrier are prohibited. Exceptions:

1. Penetrations of the fire barrier in accordance with Section 1023.5 shall be permitted.
2. Separation between an interior exit stairway or ramp and the exit passageway extension shall not be required where there are no openings into the exit passageway extension.
3. Separation between an interior exit stairway or ramp and the exit passageway extension shall not be required where the interior exit stairway and the exit passageway extension are pressurized in accordance with Section 909.20.5 of the International Building Code.

Action required- Once an occupant enters a protected stairwell in the parking garage they shall remain in the protected enclosure until reaching a public way. This is not being done in the garage. Make corrections.

8. What is the egress strategy for the garage? Some doors swung in, some swing out. Its unlikely that there would be access to the general public from the garage to the apartments. Additional stairs are needed in the garage.

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