

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

April 22, 2022

SBC ARCHITECTURE  
3009 ELMIRA CT  
INDEPENDENCE, MO 64057

Permit No: PRCOM20220620  
Project Title: INSIDE EDGE BASEBALL  
Project Address: 2605 NE MCBAIN DR, LEES SUMMIT, MO 64064  
Parcel Number: 52240020300000000  
Location / Legal: I-470 BUSINESS & TECHNOLOGY CENTER---LOT 10  
Description:  
Type of Work: NEW TENANT FINISH  
Occupancy Group: ASSEMBLY FOR INDOOR SPORTING INCL ARENAS, RINKS, COURTS, SWIMMING POOLS  
Description: TENANT FINISH FOR BASEBALL TRAINING  
\*\* Invite Planner to final to verify screening of hvac behind building

***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: Jim Eden**

**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.

Acknowledged- Provide shop drawings for review and approval.

2. 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.

Acknowledged- Provide shop drawings for review and approval.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

**DEVELOPMENT SERVICES**

3. 2018 IMC 801.2 General. Every fuel-burning appliance shall discharge the products of combustion to a vent, factory-built chimney or masonry chimney, except for appliances vented in accordance with Section 804. The chimney or vent shall be designed for the type of appliance being ventilated. (see code for exception)

Action required: Provide complete design for combustion and ventilation air for gas fired water heater.

4/13/22 - One duct added (2 required for that method), also now we need heat in this room to protect pipes from freezing. Highly recommend using shared space method or use direct vent type appliance. Coordinate between P and M designs - P102 kind of hints at a direct vent but shows draft hood type.

**4/22/22 - Still need 2 ducts (flue is different). P sheet calls for 2 4" pipes but M sheet calls for 1 6" duct? Modify design to comply with IFGC or provide detailed letter from MEP engineer with with specific code section references describing how this installation is compliant.**

Licensed Contractors

Reviewed By: Joe Frogge

Approved

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