

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

May 12, 2022

Curran Architecture
5719 Lawton Loop E. Dr. @212
Indianapolis, IN 46216

Permit No: PRCOM20220570
Project Title: Lee's Summit Logistics - LOT 1 SITE DEVELOPMENT
Project Address: 1120 NW MAIN ST, LEES SUMMIT, MO 64086
Parcel Number: 259637
Location / Legal Description:
Type of Work: NEW SHELL BUILDING
Occupancy Group: STORAGE, MODERATE HAZARD
Description: NEW DISTRIBUTION WAREHOUSE SHELL FOR FUTURE TENANTS

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

Engineering Review

Reviewed By: Sue Pyles, P.E.

Approved with Conditions

1. A LOMR-F will be required prior to any form of occupancy.

Licensed Contractors

Reviewed By: Joe Frogge

Approved

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Complete the Code Analysis on sheet A001. (due to critical need for this analysis as a starting point for review there may be additional comments at re-review)

2. 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.

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Action required: Provide soils report to justify design assumption of soil bearing capacity greater than 2,000psf. (2,500 noted on S0.0)

3. Unified Development Ordinance Article 8, Section 8.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (parapet too low in spots)

4. 2018 IMC 606.2.1 Return air systems. Smoke detectors shall be installed in return air systems with a design capacity greater than 2,000 cfm, in the return air duct or plenum upstream of any filters, exhaust air connections, outdoor air connections, or decontamination equipment and appliances.

Exception: Smoke detectors are not required in the return air system where all portions of the building served by the air distribution system are protected by area smoke detectors connected to a fire alarm system in accordance with the International Fire Code. The area smoke detection system shall comply with Section 606.4.

Action required: Provide smoke detectors at return air ducts.

6. Engineered tilt-up concrete package not provided at the time of permit application.

Action required: Comment is for informational purposes. Deferred submittal must be received and approved prior to inspections.

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.

Action required- Provide shop drawings for review and approval.

2. 2018 IFC 508.5.6- Physical protection. Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.

Action required- Provide bollard protection around the hydrants

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- Provide shop drawings for review and approval.

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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.

Action required- Call (816) 969-1300 to schedule tests. All fire protection and life safety systems shall be tested and operable before calling for any occupancy inspections.

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

Action required- Provide fire extinguishers for the shell building.

6. How will the fire pump receive emergency power? Provide a detail/specification for the generator.

7. A site plan and full civil plans were not provided.

Action required- Provide civil plans.

8. 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- A Knox box is required at the pump room.

9. The fire protection main plans have changed from the FDP.

Action required- 1) Show the location of the FDC and a city or private hydrant within 100 feet. The supply hydrant cannot be located on the fire loop (yard hydrants).

2) Adjust hydrants #3 and #4 to have them placed on islands and out of paved areas and to reduce the spacing between hydrants #4 and #5. Average spacing between fire hydrants shall be in accordance with IFC Table C102.1.

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