

CITY OF LEE'S SUMMIT

CODES ADMINISTRATION DEPARTMENT

220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1200
Fax (816) 969-1201

PLANS REVIEW CONDITIONS

Permit No:	PRCOM20100324	Date:	January 05, 2011
Project Title:	freal foods	Applicant:	
Project Address:	2814 NE INDEPENDENCE AVE		
Location:	LAKEWOOD BUSINESS	CAPITAL CONSTRUCTION SERVICES	
	CENTER ON I-470 - PLAT P	2642 NE HAGAN RD	
	LOT 19	LEES SUMMIT, MO 64064	
Type of Work:	New Tenant Finish		
Occupancy Group:	Storage, moderate hazard		
Description:	Tenant finish		

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 contact the appropriate department regarding clarification of comments.

Codes Administration (816) 969-1200

Fire Department (816) 969-1300

Fire Plan Review

Reviewed By: Brian Austerman

Rejected

1. Fire Department 2006 IFC- 907.12 Duct smoke detectors.

Duct smoke detectors shall be connected to the building's fire alarm control panel when a fire alarm system is provided. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location. Duct smoke detectors shall not be used as a substitute for required open area detection.

ACTION REQUIRED- DUCT DETECTORS SHALL INITIATE A SUPERVISORY ALARM, VERIFIED AT INSPECTION,

2. 2006 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 CONSTRUCTION DOCUMENTS FOR MODIFICATIONS TO SPRINKLER/STANDPIPE SYSTEM TO FIRE DEPARTMENT FOR APPROVAL,

3. 2006 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 CONSTRUCTION DOCUMENTS FOR ALARM SYSTEM MODIFICATIONS TO FIRE DEPARTMENT FOR APPROVAL,

4. 2006 IFC 904.4.2- Alarm testing. Notification appliances, connections to fire alarm systems, and connections to approved supervising stations shall be tested in accordance with this section and Section 907 to verify proper operation.

ACTION REQUIRED- CALL 969-1316 TO SCHEDULE ALARM TESTING PRIOR TO FINAL,

5. Fire Department 2006 IFC- 1006.3 Illumination emergency power.

The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate the following areas:

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
2. Corridors, exit enclosures and exit passageways in buildings required to have two or more exits.
3. Exterior egress components at other than the level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
4. Interior exit discharge elements, as permitted in Section 1024.1, in buildings required to have two or more exits.
5. Exterior landings, as required by Section 1008.1.5, for exit discharge doorways in buildings required to have two or more exits

ACTION REQUIRED- PROVIDE EXTERIOR REMOTE HEADS FOR EXIT LANDING ILLUMINATION ON EMERGENCY POWER, VERIFIED AT INSPECTION,

6. Fire Department 2006 IFC-2301.3 Construction documents.

At the time of building permit application for new structures designed to accommodate high-piled storage or for requesting a change of occupancy/use, and at the time of application for a storage permit, plans and specifications shall be submitted for review and approval. In addition to the information required by the International Building Code, the storage permit submittal shall include the information specified in this section. Following approval of the plans, a copy of the approved plans shall be maintained on the premises in an approved location. The plans shall include the following:

1. Floor plan of the building showing locations and dimensions of high-piled storage areas.
2. Usable storage height for each storage area.
3. Number of tiers within each rack, if applicable.
4. Commodity clearance between top of storage and the sprinkler deflector for each storage arrangement.
5. Aisle dimensions between each storage array.
6. Maximum pile volume for each storage array.
7. Location and classification of commodities in accordance with Section 2303.
8. Location of commodities which are banded or encapsulated.
9. Location of required fire department access doors.
10. Type of fire suppression and fire detection systems.
11. Location of valves controlling the water supply of ceiling and in-rack sprinklers.
12. Type, location and specifications of smoke removal and curtain board systems.
13. Dimension and location of transverse and longitudinal flue spaces.
14. Additional information regarding required design features, commodities, storage arrangement and fire protection features within the high-piled storage area shall be provided at the time of permit, when required by the fire code official.

ACTION REQUIRED- SHOW WHAT IS BEING STORED AND HOW, NO STORAGE ALLOWED OVER 12' UNLESS PROTECTED BY IN RACK SUPPRESSION SYSTEM. ALSO DEPENDING ON COMMODITY CLASS THERE MAY BE A REQUIREMENT FOR STANDPIPES AND SMOKE REMOVAL PER CHAPTER 23. PROVIDE DETAIL,

Building Plan Review

Reviewed By: Michael Weisenborn

Approved

The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.

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