



LEE'S SUMMIT
MISSOURI



FIRE DEPARTMENT

**Prevention Division
(816)969-1300**

PLAN REVIEW CONDITIONS

July 13, 2022

DEER BROOK BGOG LLC
199 S HIGH ST STE 100
COLUMBUS, OH 43215

Permit No: PRCOM20222561
Project Title: DEER BROOK PLAZA - FACADE AND WHITE BOXES
Project Address: 1151 NE RICE RD, LEES SUMMIT, MO 64086
Parcel Number: 52810032100000000
Location: MINOR SUB OF TR A, REPLAT OF LOT 2 DEERBROOK COMMERCIAL PARK LOT 5
Type of Work: ALTERATION COMMERCIAL
Occupancy Group:
Description: Facade of Deer Brook Plaza upgrade and provide new tenant spaces for about 3100 SF.
FACADE REMODEL AND WHITE BOXES FOR FUTURE TENANTS

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.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

1. 3311.2 Maintenance. Required means of egress and required accessible means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building.

Exception: Approved temporary means of egress and accessible means of egress systems and facilities.
SECTION 3312

Action required- Maintain egress from the tenant spaces during remodel.

2. Provide or maintain existing exit lighting in the renovated spaces.

Verified at inspection.

3. 503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Action required- The front and rear fire lanes to both buildings shall be posted.

4. 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 system modification shop drawings for review and approval.

5. 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 system modification shop drawings for review and approval.

6. 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).

Action required- The address shall be posted on the front and each rear door of the spaces. Verified at inspection.

7. 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 a minimum of one 2A:10B:C fire extinguisher in each of the spaces at a conspicuous location in a normal pathway. Verified at

8. 2018 IFC 1008.3.1 & 3.2 Emergency power for illumination. 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 all of the following:

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits.
3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.

Action required- Provide emergency lighting in the renovated space, including emergency egress lighting.

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

1. This review includes both the north and south buildings.

Action required: Comment is for informational purposes.

2. 2018 IBC 502.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of ½ inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

Action required: Comments for informational purposes.

- These buildings have multiple suite addresses but will be permitting using their base addresses which are 1121 & 1151 NE Rice Rd. Update your records.
 - Suite designated as C is actually 1159 NE Rice Rd
 - Suite designated as Suite D can be either 1157 or 1159 NE Rice Rd. depending on location of main entry.
- 7/7/22 - acknowledged in letter

4. 2018 IBC 2902.3.1 Access. The route to the public toilet facilities required by Section 2902.3 shall not pass through kitchens, storage rooms or closets. Access to the required facilities shall be from within the building or from the exterior of the building. All routes shall comply with the accessibility requirements of this code. The public shall have access to the required toilet facilities at all times that the building is occupied.

Action required: Comment is for informational purposes. Restrooms at rear of white boxes may need to be relocated, or new ones built, at future tenant finishes.

7/7/22 - acknowledged in letter

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 Development Services Department shall not be construed as a structural review of the project.