LEE'S SUMMIT MISSOURI

FIRE DEPARTMENT

Prevention Division
(816)969-1300

PLAN REVIEW CONDITIONS

June 27, 2022

KADEAN CONSTRUCTION
1558 FENPARK DR
FENTON, MO 63026

Permit No:	PRCOM20220570
Project Title:	LEE'S SUMMIT COMMERCE CENTER (LOGISTICS)- LOT 1 SITE DEVELOPMENT
Project Address:	1120 NW MAIN ST, LEES SUMMIT, MO 64086
Parcel Number:	259637
Location:	
Type of Work:	NEW SHELL BUILDING
Occupancy Group:	STORAGE, MODERATE HAZARD
Description:	NEW DISTRIBUTION WAREHOUSE SHELL 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** **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 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.

3. 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.

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

How will redundant power for the fire pump be provided?

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

Action required- Provide civil plans.

6. lans was not provided.pThe 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).
06/27/2022- Not corrected- The closest private /public hydrant is 144 feet away. There is a closer yard hydrant, but it is not to be used to supply the FDC.
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.
06/27/2022- A full set of civil plans was not provided.

7. 510.1 Emergency responder radio coverage in new buildings. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication sys-tems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

510.4 Technical requirements. Systems, components and
equipment required to provide the emergency responder radio coverage system shall comply with Sections 510.4.1 through 510.4.2.8.
510.4.1 Emergency responder communication
enhancement system signal strength. The building shall
be considered to have acceptable emergency responder
communications enhancement system coverage when signal strength measurements in 95 percent of all areas on each floor of the building meet the signal strength requirements in Sections 510.4.1.1 through 510.4.1.3.
510.4.1.1 Minimum signal strength into the building. The minimum inbound signal strength shall be sufficient to provide usable voice communications throughout the coverage area as specified by the fire code official. The inbound signal level shall be sufficient to provide not less than a Delivered Audio Quality (DAQ) of 3.0 or an equivalent Signal-to-Interference- Plus-Noise Ratio (SINR) applicable to the technology for either analog or digital signals.

510.4.1.2 Minimum signal strength out of the building. The minimum outbound signal strength shall be sufficient to provide usable voice communications throughout the coverage area as specified by the fire code official. The outbound signal level shall be sufficient to provide not less than a DAQ of 3.0 or an equivalent SINR applicable to the technology for either analog or digital signals.
510.4.1.3 System performance. Signal strength shall be sufficient to meet the requirements of the applications being utilized by public safety for emergency operations through the coverage area as specified by the fire code official in Section 510.4.2.2.

Action required- The building owner shall conduct a study to determine if responder radio signals meet minimum requirements, or if a signal booster is required.

Building Plan Review **Reviewed By: Joe Frogge** **Approved with Conditions**

1. 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.
6/3/22 - deferred to FA submittals

2. 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.
6/3/22 - deferred per request

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.