

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

September 28, 2022

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

Permit No: PRCOM20222785  
Project Title: LEES SUMMIT COMMERCE CENTER BUILDING 2  
Project Address: 1220 NW MAIN ST, LEES SUMMIT, MO 64086  
Parcel Number: 259639  
Location / Legal Description:  
Type of Work: NEW SHELL BUILDING  
Occupancy Group: STORAGE, MODERATE HAZARD  
Description: NEW SHELL BUILDING FOR FUTURE WAREHOUSE SPACE

***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: Ben Hicks**

**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- Send Alarm plans for review

3. 2018 IFC 508.5.1 -Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

Action required- Complete requirements of Final development Plan for hydrant not on fire pump loop within 100 ft. FDC.

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4. 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- Send fire protection system plans to LSFD

5. 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.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Action required: Comment is informational.

4. 2018 IBC 706.1 General. Fire walls shall be constructed in accordance with Sections 706.2 through 706.11. The extent and location of such fire walls shall provide a complete separation. Where a fire wall also separates occupancies that are required to be separated by a fire barrier wall, the most restrictive requirements of each separation shall apply.

Action required: Provide complete UL details for rated assemblies that include screw/nail patterns and penetrations.

**2/21/22 - full detail still required. inspector will need to know nail/screw patterns, etc. Inspectors do not have access to UL manuals in the field.**

**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.***