

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

October 05, 2022

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

Permit No: PRCOM20222783
Project Title: LEES SUMMIT COMMERCE CENTER BUILDING 3
Project Address: 1231 NW MAIN ST, LEES SUMMIT, MO 64086
Parcel Number: 259638
Location / Legal: LEES SUMMIT LOGISTICS LOTS 1-3 --- LOT 3
Description:
Type of Work: NEW SHELL BUILDING
Occupancy Group: STORAGE, MODERATE HAZARD
Description: NEW SHELL BUILDING

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

Licensed Contractors

Reviewed By: Joe Frogge

Approved

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.

2. 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.

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

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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: Informational, for deferred submittal Submit Alarm plans to Lee's Summit Fire Department.

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: Informational, for deferred submittal, submit plans to Lee's Summit Fire Department

3. ICF 2018 Section 910 910.1 General. Where required by this code, smoke and heat vents or mechanical smoke removal systems shall conform to the requirements of this section.

910.2 Where required. Smoke and heat vents or a mechanical smoke removal system shall be installed as required by Sections 910.2.1 and 910.2.2. Exceptions:

2. Smoke and heat removal shall not be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers.

910.2.1 Group F-1 or S-1. Smoke and heat vents installed in accordance with Section 910.3 or a mechanical smoke removal system installed in accordance with Section 910.4 shall be installed in buildings and portions thereof used as a Group F-1 or S-1 occupancy having more than 50,000 square feet (4645 m²) of undivided area. In occupied portions of a building equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, where the upper surface of the story is not a roof assembly, a mechanical smoke removal system in accordance with Section 910.4 shall be installed.

910.2.2 High-piled combustible storage. Smoke and heat removal required by Table 3206.2 for buildings and portions thereof containing high-piled combustible storage shall be installed in accordance with Section 910.3 in unsprinklered buildings. In buildings and portions thereof containing high-piled combustible storage equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, a smoke and heat removal system shall be installed in accordance with Section 910.3 or 910.4. In occupied portions of a building equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 where the upper surface of the story is not a roof assembly, a mechanical smoke removal system in accordance with Section 910.4 shall be installed.

Action Required: If ESFR system is not installed Heat/ Smoke Venting must be applied.

4. IFC 2018 3206.9 Fire department hose connections. Where exit passageways are required by the International Building Code for egress, a Class I standpipe system shall be provided in accordance with Section 905.

Action Required: Provide Class I standpipes at exits.

5. 2018 IFC 907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

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Action Required: Provide Duct Smoke detectors

6. IFC 2018 Section 510 510.1 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 system utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

Action Required: Provide Radio study

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