



LEE'S SUMMIT
MISSOURI



FIRE DEPARTMENT

Prevention Division
(816)969-1300

PLAN REVIEW CONDITIONS

October 18, 2022

PELLA BUILDING SYSTEMS INCORPORATED
906 W 9TH ST
PELLA, IA 50219

Permit No: PRCOM20224909
Project Title: MEGA STORAGE - BUILDING #6
Project Address: 520 NE TOWN CENTRE DR, Unit:F, LEES SUMMIT, MO 64064
Parcel Number: 270041
Location: LEES SUMMIT TOWN CENTRE LOT 1A-1C AND TRACT A --- LOT 1A
Type of Work: NEW COMMERCIAL
Occupancy Group: STORAGE, MODERATE HAZARD
Description: NEW 6 BAY STORAGE BUILDING

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

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 1809.5 Frost protection. Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending below the frost line of the locality;
2. Constructing in accordance with ASCE 32; or
3. Erecting on solid rock.

(see code section for exceptions)

Shallow foundations shall not bear on frozen soil unless such frozen condition is of a permanent character.

Action required: Modify foundation plans to show that all footings will be at least 36" deep.

Fire Plan Review

Reviewed By: Ben Hicks

Rejected

1. 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- Show address on buildings per IFC 2018

2. 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- Show locations of fire extinguishers

3. 2018 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

Action Required- Show locations of Fire extinguishers to meet requirements IFC 2018

4. Action Required- Complete and have be approved Final development plan

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.