

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

November 10, 2022

GLMV ARCHITECTURE
9229 WARD PKWY SUITE #210
KANSAS CITY, MO 64114

Permit No: PRCOM20225393
Project Title: FIRE STATION #5
Project Address: 801 SW M 150 HWY, LEES SUMMIT, MO 64082
Parcel Number: 70920160100000000
Location / Legal: RAINTREE LAKE VILLAGE LOTS 1-6 & TR A---LOT 5
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: UNCLASSIFIED
Description: NEW FIRE STATION

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 upload the revised documents and /or additional information to the application through the online portal. 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

Rejected

1. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)

No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

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.

Provide shop drawings for review and approval.

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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.

Provide shop drawings for review and approval.

3. Provide exit signage above Door(s) 109A and 114A.

4. (C100) Ensure the FDC is far enough north along the wall to keep a hose connected to the FDC from blocking Door 119D.

5. Provide a detail for the slide poles and guards.

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 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

3. Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

Action required: Comment is informational.

4. Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector.

Action required: Comment is informational.

5. Elevator Safety Act and Rules 701.361 - Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

Action required: Comment is informational.

6. ICC/NSSA 500 Standard for the Design and Construction of Storm Shelters - 106.1.1 Peer review. A peer review by an independent registered design professional for compliance with the requirements of Chapters 3, 5, 6, and 7 shall be

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conducted for the following shelter types.

1. Community shelters with occupant load greater than 50.
2. Storm shelters in elementary schools, secondary schools, and day care facilities with an occupant load greater than 16.
3. Storm shelters in Risk Category IV (essential facilities) as defined in Table 1604.5 in the International Building code.

Action required: Provide 3rd party peer review for storm shelter.

7. 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.

Actions required:

- Provide complete UL details that include nail/screw patterns.
- Coordinate fire protection scenarios. Code summary plans don't match floor plans as concerns which walls are rated.
- Provide UL detail for 2 hour separation.
- Provide UL detail for 2 hour horizontal assemblies.

8. ICC A117.1 Section 404.2.3.2 Swinging Doors and gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Provide minimum 18" clearance at latch side of door 100B in Entry Vestibule.

9. 2018 IBC 1109.11 Seating at tables, counters and work surfaces. Where seating or standing space at fixed or built-in tables, counters or work surfaces is provided in accessible spaces, at least 5 percent of the seating and standing spaces, but not less than one, shall be accessible. (see code for exception)

Action required: Modify kitchen and casework elevations to show that all countertops will be accessible. Max. 34" high.

10. 2018 IPC 916.3 Vent installation below the fixture flood level rim. The vent located below the flood level rim of the fixture being vented shall be installed as required for drainage piping in accordance with Chapter 7, except for sizing. The vent shall be sized in accordance with Section 906.2. The lowest point of the island fixture vent shall connect full size to the drainage system. The connection shall be to a vertical drain pipe or to the top half of a horizontal drain pipe. Cleanouts shall be provided in the island fixture vent to permit rodding of all vent piping located below the flood level rim of the fixtures. Rodding in both directions shall be permitted through a cleanout.

Action required: Modify island fixture vent venting detail A3/P301 to show required cleanouts.

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