



# LEE'S SUMMIT MISSOURI



## FIRE DEPARTMENT

Prevention Division  
(816)969-1300

### PLAN REVIEW CONDITIONS

November 22, 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

**Fire Plan Review**

**Reviewed By: Ben Hicks**

**Approved with Conditions**

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- Acknowledged in letter. Verified at inspection.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

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.

11/15/22 - Footing details do not meet ASCE 32 requirements. Provide minimum 36" deep footings or provide a detail showing exactly how the requirements of ASCE will be met.

***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.***