

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

December 07, 2022

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

Permit No: PRCOM20225294
Project Title: FIRE STATION #4
Project Address: 5031 NE LAKEWOOD WAY, LEES SUMMIT, MO 64064
Parcel Number: 43240014500000000
Location / Legal: EXECUTOVE LAKES CENTER LOTS 6A & 8A ---LOT 6-A
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group:
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

Fire Plan Review

Reviewed By: Ben Hicks

Approved with Conditions

2. 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: Informational, acknowledged in letter. Provide shop drawings for review and approval.

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: Informational, acknowledged in letter. Provide sprinkler and hood system shop drawings for review and approval.

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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.

Action Required: Informational, acknowledged in letter. Call 816-969-1300 to schedule testing.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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.

12/5/22 - acknowledged in letter

3. 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 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.

12/5/22 - Provide verification that all items called out in report have been resolved.

4. 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.

12/5/22 - acknowledged in letter

5. 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.

12/5/22 - acknowledged in letter

6. 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.

12/5/22 - acknowledged in letter

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8. 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.

12/5/22 - UL 419 detail for 1 hour wall not found.

PRCOM20220936

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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.

12/5/22 - Temp-Con not currently licensed with us.

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