



LEE'S SUMMIT
MISSOURI



FIRE DEPARTMENT

**Prevention Division
(816)969-1300**

PLAN REVIEW CONDITIONS

January 25, 2023

STRICKLAND CONSTRUCTION CO INC
720 S ROGERS RD STE B
OLATHE, KS 66062

Permit No: PRCOM20225614
Project Title: LAKEWOOD STORAGE
Project Address: 4104 NE Port Dr 4101 NE PORT DR, LEES SUMMIT, MO 64064
Parcel Number: 43600038800000000
Location: LAKEWOOD BUSINESS PARK LOT 33A & LOTS 34-36---LOT 35
Type of Work: NEW COMMERCIAL
Occupancy Group: STORAGE, MODERATE HAZARD
Description: NEW SELF 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

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.

Action Required: Send shop drawings to Lee's Summit Fire for Review. Acknowledged in letter 3 JAN 23

2. 2018 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box

shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

Action Required: Knox box required above FDC. Acknowledged in letter 3 JAN 23 verified at inspection

3. 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: Send shop drawings to Lee's Summit Fire for review. Acknowledged in letter 3 JAN 23

4. 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 call 816-969-1300 for acceptance testing of alarm and sprinkler system. Acknowledged in letter 3 JAN 23

5. 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: Verified at inspection. Acknowledged in letter 3 JAN 23

6. 2018 IFC 506.1.2 Key boxes for non-standardized fire service elevator keys. Key boxes provided for non-standardized fire service elevator keys shall comply with Section 506.1 and 506.2 or as approved by the fire code official.

Action Required: Knox box with elevator key next to first floor elevator. Verified upon inspection. Acknowledged in letter 3 JAN 23

7. 2018 IFC 1008.1 Illumination required. The means of egress, shall be illuminated at all times the building space served by the means of egress is occupied.

Action Required: Supply exit signage and illumination at at areas required. Front sales area.

8. Provide additional exit sign at first floor door #10 at Stair B.

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)

Actions required:

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- Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

1/25/23 - Not found.

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.

1/25/23 - acknowledged in letter

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.

1/25/23 - acknowledged in letter

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.

1/25/23 - acknowledged in letter

7. Unified Development Ordinance Article 8, Section 8.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. Provide verification that parapets are at least as tall as condensing units.

8. Inadequate information to complete review.

Provide the following:

- Complete roof hatch detail. (fyi - 30" side rail extension required)

1/25/23 - side rail extension not found. (guards are different issue)

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- Roof dead load

1/25/23 - Not found.

- Wind speed criteria

1/25/23 - Not found.

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.