



LEE'S SUMMIT
MISSOURI



FIRE DEPARTMENT

Prevention Division
(816)969-1300

PLAN REVIEW CONDITIONS

March 29, 2023

KADEAN CONSTRUCTION
1558 FENPARK DR
FENTON, MO 63026

Permit No: PRCOM20224767
Project Title: LEE'S SUMMIT COMMERCE CENTER (LOGISTICS) - ZOETIS
Project Address: 1100 NW MAIN ST, Unit:D, LEES SUMMIT, MO 64086
Parcel Number: 259637
Location: LEES SUMMIT LOGISTICS LOTS 1-3 --- LOT 1
Type of Work: NEW TENANT FINISH
Occupancy Group: STORAGE, MODERATE HAZARD
Description: TENANT FINISH FOR OFFICE/WAREHOUSE SPACE FOR ANIMAL CARE PRODUCTS

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: Jim Eden

Rejected

1. Provide plans for exit and emergency lighting in the rack storage areas.
2. 3201.3 Construction documents. At the time of building permit application for new structures designed to accommodate high-piled storage or for requesting a change of occupancy/ use, and at the time of application for a storage permit, plans and specifications shall be submitted for review and approval. In addition to the information required by the International Building Code, the storage permit submittal shall include the information specified in this section. The construction documents shall include all of the following:
 1. Floor plan of the building showing locations and dimensions of high-piled storage areas.
 2. Usable storage height for each storage area.
 3. Number of tiers within each rack, if applicable.

4. Commodity clearance between top of storage and the sprinkler deflector for each storage arrangement.
5. Aisle dimensions between each storage array.
6. Maximum pile volume for each storage array.
7. Location and classification of commodities in accordance with Section 3203.
8. Location of commodities that are banded or encapsulated.
9. Location of required fire department access doors.
10. Type of fire suppression and fire detection systems.
11. Location of valves controlling the water supply of ceiling and in-rack sprinklers.
12. Type, location and specifications of smoke removal and curtain board systems.
13. Dimension and location of transverse and longitudinal flue spaces.
14. Additional information regarding required design features, commodities, storage arrangement and fire protection features within the high-piled storage area shall be provided at the time.

Action required- Provide a PE stamped summary for the information listed above. The storage plan shall also be reviewed by the tenants insurance company.

3. 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- Provide shop drawings for modifications to the building alarm system to provide notification in the rack storage area. Submit plans to the portal at devservices.cityofls.net.

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- Provide shop drawings for modifications to the building to protect the rack storage area. Submit plans to the portal at devservices.cityofls.net.

Fire Plan Review

Reviewed By: Ben Hicks

Approved with Conditions

2. 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: Call Lee's Summit Fire Department at 816-969-1300 to schedule alarm test/ Hydro/ FDC flow tests

3. 2018 IFC 904.4.2- Alarm testing. Notification appliances, connections to fire alarm systems, and connections to approved supervising stations shall be tested in accordance with this section and Section

907 to verify proper operation.

Action required: Call 816-969-1300 to schedule alarm testing

6. IFC 2018 510.1 Emergency responder radio coverage in new buildings. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication system utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

Action Required: Complete radio study

9. 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: Submit deferred submittal alarm plans to Lee's Summit Fire Department

10. 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: Submit deferred plans to Lee's Summit Fire Dept.

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

4. 2018 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official.

Action required: Provide engineer's report to verify that existing roof structure will support additional load from equipment on or supported by roof. Or provide design to strengthen roof accordingly.
10/25/22 - letter provided lists loads but does not speak to the roof capacity to support new loads.

Mike Weisenborn 11/22/2022 11:49 AM - Provide a stamped and sealed copy of plan set "LSCC B1 - Zoetis TI - Joist and Deck Field Use 10-10-2022".

Building Plan Review

Reviewed By: Joe Frogge

Approved

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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.