

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

May 10, 2023

MIDWEST ARCHITECTS  
1120 NW EAGLE RIDGE BLVD

Permit No: PRCOM20231814  
Project Title: TOWN CENTRE LOGISTICS  
Project Address: 500 NE TOWN CENTRE DR, LEES SUMMIT, MO 640642201 NE TOWN CENTRE BLVD, LEES SUMMIT, MO 640642200 NE INDEPENDENCE AVE, LEES SUMMIT, MO 640642251 NE TOWN CENTRE BLVD, LEES SUMMIT, MO 64064  
Parcel Number: 52500020801100000525000201011000005250002170000000052500020301600000  
Location / Legal Description: LEES SUMMIT TOWN CENTRE LOT 1 & 2 LOT 2  
Type of Work: NEW SHELL BUILDING  
Occupancy Group: STORAGE, MODERATE HAZARD  
Description: NEW SHELL FOR FUTURE WAREHOUSING, DISTRIBUTION, AND/OR SERVICE INDUSTRIES

***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 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Provide an email address & phone number for the on-site contact which is where inspection reports will be sent.

**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.

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**DEVELOPMENT SERVICES**

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. 2018 IPC 708.1 Cleanouts Required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11.

2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout access.

Action required: Provide cleanout near where sanitary leaves building.

4. 2017 NEC Article 110.26 (C)(3) Personnel Doors. Where equipment rated 800 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 25 feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic hardware.

Action required: Provide panic hardware at doors out of Electrical Room #102

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Rejected**

1. 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- Show the locations of fire extinguishers on the plans.

2. Complete the water model for the building. Per the plans the building is called out as VB, which requires a minimum of 4,000 GPM (IFC Table B105.1(2)) with a 50% reduction for a sprinkler and standpipe system.

Actions required-

1. Confirm building construction type on the Code Analysis.
2. Make adjustments to water utility infrastructure to meet fire flow demands.

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 review and approval.

**DEVELOPMENT SERVICES**

4. 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- Provide a box 6' AFF above the FDC. Order the box from Knoxbox.com.

7. 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- 1. Provide an overall fire protection plan for the shell building. Smoke venting is required unless the building is protected by an ESFR sprinkler system. Class 1 standpipe connections are required at all doorways.

2. Provide sprinkler system shop drawings for review and approval.

8. 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 onstruction 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 of permit, where required by the fire code official.

Action required- The building is being reviewed as a shell only. Submit plans as indicated for rack storage systems. Provide access/egress for high piled/rack storage areas in accordance with this section.

**DEVELOPMENT SERVICES**

9. A redundant power supply for the fire pump may be needed. Confirm with Evergy on the reliability of the power supply for the area (see exception #2).

NFPA 20- Section 9.3.2 \* Other Sources.

Except for an arrangement described in 9.3.3, at least one alternate source of power shall be provided where the normal source is not reliable.

A reliable power source possesses the following characteristics:

(1)

The source power plant has not experienced any shutdowns longer than 10 continuous hours in the year prior to plan submittal. NFPA 25 requires special undertakings (i.e., fire watches) when a water-based fire protection system is taken out of service for longer than 10 hours. If the normal source power plant has been intentionally shut down for longer than 10 hours in the past, it is reasonable to require a backup source of power.

(2)

Power outages have not routinely been experienced in the area of the protected facility caused by failures in generation or transmission. This standard is not intended to require that the normal source of power be infallible to deem the power reliable. NFPA 20 does not intend to require a backup source of power for every installation using an electric motor-driven fire pump. Note that should the normal source of power fail in a rare event, the impairment procedures of NFPA 25 could be followed to mitigate the fire risk. If a fire does occur during the power loss, the fire protection system could be supplied through the fire department connection.

(3)

The normal source of power is not supplied by overhead conductors outside the protected facility. Fire departments responding to an incident at the protected facility will not operate aerial apparatus near live overhead power lines, without exception. A backup source of power is required in case this scenario occurs and the normal source of power must be shut off. Additionally, many utility providers will remove power to the protected facility by physically cutting the overhead conductors. If the normal source of power is provided by overhead conductors, which will not be identified, the utility provider could mistakenly cut the overhead conductor supplying the fire pump.

(4)

Only the disconnect switches and overcurrent protection devices permitted by 9.2.3 are installed in the normal source of power. Power disconnection and activated overcurrent protection should occur only in the fire pump controller. The provisions of 9.2.2 for the disconnect switch and overcurrent protection essentially require disconnection and overcurrent protection to occur in the fire pump controller. If unanticipated disconnect switches or overcurrent protection devices are installed in the normal source of power that do not meet the requirements of 9.2.2, the normal source of power must be considered not reliable and a backup source of power is necessary.

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