

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

June 13, 2023

DAVIDSON ARCHITECTURE & ENGINEERING
4301 INDIAN CREEK PKWY
OVERLAND PARK, KS 66207

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 / Legal: LEES SUMMIT TOWN CENTRE LOT 1A-1C AND TRACT A --- LOT 1A
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: STORAGE, MODERATE HAZARD
Description: NEW 6 BAY STORAGE BUILDING

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: Jim Eden

Approved with Conditions

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- Provide a 2A:10B:C fire extinguisher in each unit. Verified at inspection.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 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

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showing exactly how the requirements of ASCE will be met.

4/5/23 - PSI letter explains use of ASCE 32. Update and resubmit foundation plans to match. They need to show insulation type/thickness/r-value, flashing, etc.

6/11/23 - drawing D1 does not provide information requested. Also during my research I see that ASCE 32 doesn't apply to areas with "mean annual outdoor air temperatures less than 32degF. Provide verification that this still applies as we don't have access to that information.

Licensed Contractors

Reviewed By: Joe Frogge

Approved

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