

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

January 03, 2024

MIDWEST ARCHITECTS
1120 NW EAGLE RIDGE BLVD

Permit No: PRCOM20234376
Project Title: LAKEWOOD BUSINESS CENTER LOT 1
Project Address: 600 NE MAGUIRE BLVD, LEES SUMMIT, MO 64064
Parcel Number: 299713
Location / Legal Description:
Type of Work: NEW SHELL BUILDING
Occupancy Group: STORAGE, MODERATE HAZARD
Description: SHELL FOR FUTURE WAREHOUSE USE WITH SUITES FOR SMALL CONTRACTOR TENANTS

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 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 the shell building.

2. 2018 IF 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building , each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

Action required- When the shell is divided into separate spaces, suite/unit numbers shall be placed on all exterior doors.

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3. 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-Locate the Knox box 6' AFF over the FDC.

4. 2018 IFC 508.5.1 -Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

Provide an additional hydrant in the rear of the building to meet this requirement.

5. 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 shell building shop drawings.

6. 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 the minimum amount needed for the shell building and add or adjust as needed for tenant finish.

7. 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.

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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.

For information only- Any tenant finish that includes high-piled combustible storage shall meet the requirements of IFC Chapter 32.

8. Provide tenant finish plans. Building reviewed as shell only.

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.
12/8/23 - acknowledged in letter.

2. A one-time impact fee in the form of a license tax must be collected before occupancy can be granted. Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will be provided during that stage of your approval process.

Action required: Comment is for informational purposes. Fee will be \$16,379
12/8/23 - acknowledged in letter.

3. 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.
12/8/23 - acknowledged in letter.

4. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: Comment is informational. Suite designations have yet to be assigned. We will inform you after this decision has been made.
12/8/23 - Addressing has been assigned. Suites will be 600 thru 648 NE Maguire Blvd with 600 as the westernmost suite and 648 the easternmost. Numbers will increase in 4 digit increments.

5. 2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by

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the code official. The number of occupants shall be determined by the International Building Code.

Action required: Provide drinking fountains or approved equivalent.

12/8/23 - Letter from architect notes that this is deferred to tenants. Submittal changed from spec building to shell to accommodate. i.e. future tenant finish permits will be required for each suite prior to occupancy.

1/3/24 - acknowledged in letter

6. Pre-engineered metal building package was not provided at the time of permit application.

Action required: Comment is informational. PEMB package deferred per request.

7. 2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4.

2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches.

2018 1209.2.2 Walls and partitions. Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Action required: Specify compliant wall finish material at Water Closets and Mop Sink. If paint is used it must be epoxy based.

12/8/23 - acknowledged in letter. Update drawings to demonstrate compliance.

1/3/24 - Reiterated in letter but required on drawings. Inspectors will only be looking at the drawings.

8. The design loads, including live loads, dead loads, snow loads, wind load and seismic design, shall be provided.

Action required: Provide all relevant structural design criteria.

12/8/23 - Deferred per request.

9. Structural drawings noted as preliminary not for construction.

Action required: Remove or modify note. PEMB understood to be deferred but structural designs still must be complete and adequate for construction.

12/8/23 - Deferred per request.

10. 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.

12/8/23 - acknowledged in letter. Update drawings to demonstrate compliance.

1/3/24 - drawings not found in submittal

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

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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: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and an email address & phone number for the on-site contact which is where inspection reports will be sent.

12/8/23 - Emerald Ridge not licensed with us

1/3/24 - Emerald Ridge still not 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.