

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

August 08, 2024

David Eskov Architecture
21466 W 120th St
Olathe, KS 66061

Permit No: PRCOM20243945
Project Title: EXECUTIVE LAKES - TENANT SPLIT - MILLER INSURANCE AND WHITE BOX
Project Address: 5008 NE LAKEWOOD WAY, LEES SUMMIT, MO 640645004 NE LAKEWOOD WAY, LEES SUMMIT, MO 64064
Parcel Number: 43240080600000000
Location / Legal: EXECUTIVE LAKES CENTER LOTS 11B & 11C---LOT 11B
Description:
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: SEPARATE SUITE INTO TWO SPACES
Suite 5004 - VACANT WHITE BOX - TENANT FINISH PERMIT REQUIRED PRIOR TO ANY OCCUPANCY
Suite 5008 - INSURANCE OFFICE

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

Approved

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. Suite 5004 is being reviewed as a white box.

Action required: Comment is informational. Occupancy for this space will not be established in this process. A change of tenant permit will be required prior to any business moving into this space.

2. Inadequate information to complete review.

Action required: Label use of each room.

3. ICC A117.1 Section 404.2.3.2 Swinging Doors and gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.3.2.

DEVELOPMENT SERVICES

Action required: Provide minimum 18" clearance at latch side of door out of northwest office.

4. 2018 IBC 1008.3 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.

1008.3.1 General. In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles.
2. Corridors.
3. Exit access stairways and ramps.

1008.3.2 Buildings. In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Interior exit access stairways and ramps.
2. Interior and exterior exit stairways and ramps.
3. Exit passageways.
4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.1.
5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge.

1008.3.3 Rooms and Spaces. In the event of power supply failure an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms.
2. Fire command centers.
3. Fire pump rooms.
4. Generator rooms.
5. Public restrooms with an area greater than 300 square feet.

Action required: Provide emergency lighting at exterior landings.

5. 2018 903.5 Location of vent terminal. An open vent terminal from a drainage system shall not be located directly beneath any door, open able window, or other air intake opening of the building or of an adjacent building, and any such vent terminal shall not be within 10 feet (3048 mm) horizontally of such an opening unless it is 3 feet (914 mm) or more above the top of such opening.

Action required: Comment is informational. DWV vent must be at least 10' away from RTU intake. To be verified at inspections.

Fire Plan Review

Reviewed By: Craig Hill

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.

Provide deferred plans for the the addition of alarm notification appliances.

2. 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

DEVELOPMENT SERVICES

modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.

Provide mdeferred plans for modification of the sprinkler system to mainatain coverage.

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