

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

December 10, 2024

Titan Built, LLC
8207 Melrose Drive, #200
Lenexa, KS 66214

Permit No: PRCOM20245783
Project Title: LEE'S SUMMIT JOINT OPERATIONS FACILITY
Project Address: 2 NE TUDOR RD, LEES SUMMIT, MO 64086
Parcel Number: 52900043700000000
Location / Legal Description: NEW LEES SUMMIT POLICE & COURT FACILITY---LOT 1A (EX THAT PT TAKEN FOR ROW)
Type of Work: NEW COMMERCIAL
Occupancy Group: BUSINESS
Description: JOINT OPERATIONS FACILITY - NEW FIRE DISPATCH, ADMIN, FIRE TRAINING, AND EMERGENCY OPERATIONS CENTER

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: Craig Hill

Rejected

2. 2018 IFC 1004.3- Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

Confirm at inspection.

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 deferred submittal for alarm system.
Not required for the vehicle storage building to the North.

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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 Knox Box for building access.

5. 2018 IFC 506.1.1-Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action Required: Provide Knox Box Gate & Key Switch to all gates entering secure parking area.

6. 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 deferred submittal for protection system.

Not required for vehicle storage building to the North.

7. 2018 IFC 506.1.2 Key boxes for non-standardized fire service elevator keys. Key boxes provided for non-standardized fire service elevator keys shall comply with Section 506.1 and 506.2 or as approved by the fire code official.

Action Required: Provide elevator knox box next to elevator.

8. 2018 IFC 1008.3.1 & 3.2 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following:

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits.
3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.

Action Required: Provide emergency exterior illumination at all marked exits from the building.

9. Provide manual emergency shutdown controls for generator and a whole building emergency shutdown knox key switch.

10. 2018 IFC 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.

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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 landing of all exits.

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.
12/9/2024 - acknowledged in letter.

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.
12/9/2024 - acknowledged in letter.

3. 2014 ICC/NSSA Section 106.1.1 Peer Review. A peer review by an independent registered design professional for compliance with the requirements of Chapters 3, 5, 6 and 7 shall be conducted for the following storm shelter types:
 1. Community shelters with an occupant load greater than 50.
 2. Storm shelters in elementary schools, secondary schools, and day care facilities with an occupant load greater than 16.
 3. Storm shelters in Risk Category IV (essential facilities) as defined in Table 1604.5 in the International Building Code.

Action required: Provide peer review of storm shelter.
12/9/2024 - acknowledged in letter.

4. This review is for both the operations facility and vehicle building. A separate permit for vehicle building will be created at a later date.

Action required: Comment is informational.
12/9/2024 - acknowledged in letter.

10. Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

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Action required: Comment is informational.

12/9/2024 - acknowledged in letter.

11. Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector.

Action required: Comment is informational.

12/9/2024 - acknowledged in letter.

12. Elevator Safety Act and Rules 701.361 - Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

Action required: Comment is informational.

12/9/2024 - acknowledged in letter.

14. 2018 IPC 604.8 Water Pressure reducing valve or regulator. Where water pressure within a building exceeds 80 psi static, an approved water-pressure reducing valve conforming to ASSE 1003 or CSA B356 with strainer shall be installed to reduce the pressure in the building water distribution piping to not greater than 80 psi static.

Action required: Provide pressure reducing valve at water entry. (Our Water Department requires PRV installation in all locations regardless of pressure)

12/9/2024 - An RPZ backflow device does not function as a PRV.

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

2. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)

No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

12/9/2024 - acknowledged in letter.

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