

LEE'S SUMMIT FIRE DEPARTMENT

FIRE HEADQUARTERS
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PLAN REVIEW CONDITIONS

May 10, 2012

ROY BROWNE ARCHITECTS & ASSOC
24 OAK HILL
INDEPENDENCE, MO 64057

Permit No: PRCOM20120080
Project Title: BEIT EL ECHAD SYNAGOGUE
Project Address: 1479 SW MARKET ST, LEES SUMMIT, MO 64081
Parcel Number: 61800320800000000
Location: SOUTH PORT BUSINESS PARK LOT 12-A LOT 12-A
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR WORSHIP, RECREATION OR AMUSEMENT
Description: TENANT FINISH FOR CHURCH, SPACE WAS ORIGINALLY A WONDER BREAD STORE.

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 contact the appropriate department regarding clarification of comments.

Codes Administration (816) 969-1200

Fire Department (816) 969-1300

Fire Plan Review

Reviewed By: Jim Eden

Rejected

1. The occupant load needs to be recalculated in accordance with IFC/IBC Table 1004.1.1.

Action required: Correct the total occupant load information and occupant load by room information. Include sq. footage of each area along with sq. ft./person calculation factor from Table 1004.1.1.

2. 2006 IFC 903.2.1.3 Group A-3.

An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:

1. The fire area exceeds 12,000 square feet (1115 m²);
2. The fire area has an occupant load of 300 or more; or
3. The fire area is located on a floor other than the level of exit discharge.

Action required: Indicate the location of an existing fire separation wall to the north of the the proposed tenant. The occupant load of the entire fire area shall be added to the occupant load of the proposed space when calculating the occupant load of the fire area. Fire separation walls shall meet the requirements of IBC Table 706.3.9.. Provide additional fire separation as needed to meet the requirements of this section or provide an automatic fire sprinkler system.

It is the responsibility of the design professional, contractor, or proposed tenant to provide this information during the design process.

3. Define the use of the Work Room. The room shall meet the requirements of the section listed below. IFC 1014.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section.

1. Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas are accessory to the area served, are not a high-hazard occupancy and provide a discernible path of egress travel to an exit.

Exception: Means of egress are not prohibited through adjoining or intervening rooms or spaces in a Group H, S or F occupancy when the adjoining or intervening rooms or spaces are the same or a lesser hazard occupancy group.

2. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.

Exceptions:

1. Means of egress are not prohibited through a kitchen area serving adjoining rooms constituting part of the same dwelling unit or sleeping unit.

2. Means of egress are not prohibited through stockrooms in Group M occupancies when all of the following are met:

2.1. The stock is of the same hazard classification as that found in the main retail area;

2.2. Not more than 50 percent of the exit access is through the stockroom;

2.3. The stockroom is not subject to locking from the egress side; and

2.4. There is a demarcated, minimum 44-inch-wide (1118 mm) aisle defined by full or partial height fixed walls or similar

construction that will maintain the required width and lead directly from the retail area to the exit without obstructions.

3. An exit access shall not pass through a room that can be locked to prevent egress.

4. Means of egress from dwelling units or sleeping areas shall not lead through other sleeping areas, toilet rooms or bathrooms.

Action required: The space is now called out as a library. A clear path shall be maintained to the exit. Verified at inspection.

4. If it is the intent to maintain the fire rating of the work room /sanctuary demising wall, door 4 will need to be rated and positive latching.

5. All plans submitted for review on or after July 9, 2007 shall be designed to the requirements of the 2006 International Building Code, 2006 International Mechanical Code, 2006 International Plumbing Code, 2006 International Fuel Gas Code, 2006 International Fire Code, 2005 National Electric Code and the ANSI A117.1-2003 as amended and adopted by the City of Lees Summit.

Action required: Correct the applicable code information.