

LEE'S SUMMIT FIRE DEPARTMENT

FIRE HEADQUARTERS
207 SE DOUGLAS STREET
LEE'S SUMMIT, MISSOURI 64063-2372
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PLAN REVIEW CONDITIONS

August 08, 2012

DEGASPERI & ASSOCIATES ARCHITECTURE
6240 W 135TH ST
OVERLAND PARK, KS 66223

Permit No: PRCOM20121767
Project Title: REECE & NICHOLS OFFICE BUILDING
Project Address: 5000 NE LAKEWOOD WAY, LEES SUMMIT, MO 64064
Parcel Number: 43240080401000000
Location: EXECUTIVE LAKES CENTER LOT 11A---LOT 11A & PT NE 1/4 SE 1/4 DAF: BEG SE COR SD LOT 11A TH S 45 DEG 01 MIN 11 SEC W ALG WLY ROW LI OF LAKEWOOD WAY 28.8' TH SWLY ALG CURV TO LF RAD 780' DIST 150' TH N 51 DEG 06 MIN 54 SEC W 96.63' TH N 24 DEG 28 MIN 44 SEC E 106.17' TO SW COR SD LOT 11A TH S 43 DEG 30 MIN 45 SEC E ALG S LI SD LOT 166.87' TO POB
Type of Work: NEW COMMERCIAL
Occupancy Group: BUSINESS
Description: NEW BUILDING

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

Building Plan Review

Reviewed By: Michael Weisenborn

Pending

Fire Plan Review

Reviewed By: Brian Austerman

Rejected

1. 907.2 Where required—new buildings and structures.

An approved manual, automatic or manual and automatic fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.10, unless other requirements are provided by another section of this code. Where automatic sprinkler protection installed in accordance with Section 903.3.1.1 or 903.3.1.2 is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required. The automatic fire detectors shall be smoke detectors. Where ambient conditions prohibit installation of automatic smoke detection, other automatic fire detection shall be allowed.

Action Required: A monitored fire alarm is required for this building installed in accordance with NFPA 72

2. 2006 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 plans for approval for the alarm system, this can be a deferred submittal

3. 2006 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 plans for the sprinkler system, this can be a deferred submittal

4. What is the location of the FDC? There needs to be a hydrant within 100 of the FDC location

5. 2006 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: An application for the knox box can be obtained through the LSFD, call 816-969-1300 for information

6. 907.12 Duct smoke detectors.

Duct smoke detectors shall be connected to the building's fire alarm control panel when a fire alarm system is provided. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location. Duct smoke detectors shall not be used as a substitute for required open area detection.

Action Required: For units 2,000 CFM or greater duct detection is required, activation of which shall shut down the unit and send a supervisory signal to the panel

7. 2006 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 minimum size of 2A10B:C extinguishers

The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.

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