

CITY OF LEE'S SUMMIT

CODES ADMINISTRATION DEPARTMENT

220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1200
Fax (816) 969-1201

PLAN REVIEW CONDITIONS

May 16, 2011

THE HOLLIS AND MILLER GROUP O/P
8205 W 108TH TERR SUITE 200
OVERLAND PARK, KS 66216

Permit No: PRCOM20111096
Project Title: OUR LADY OF THE PRESENTATION
Project Address: 130 NW MURRAY RD, LEES SUMMIT, MO 64081
Parcel Number: 62130010800000000
Location: PRESENTATION PARISH LOT 1
Type of Work: Addition Commercial
Occupancy Group: Educational
Description: SCHOOL ADDITION

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. 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 shop drawings for review and approval.

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 shop drawings for review and approval. Provide smoke detection for each set of doors on mag. hold open devices and above the FAEP.

3. 2006 IFC 501.4- Timing of installation. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.

Action required: The new water main to the hydrant and existing sprinkler system shall be installed and made operable prior to construction.

4. 907.2.3 Group E.

A manual fire alarm system shall be installed in Group E occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system.

Exceptions:

3. Manual fire alarm boxes shall not be required in Group E occupancies where the building is equipped throughout with an approved automatic sprinkler system, the notification appliances will activate on sprinkler water flow and manual activation is provided from a normally occupied location.

Action required: Confirm a pull station is located at a normally occupied location.

5. 2006 IFC 901.6- Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Not required fire protection systems and equipment shall be inspected, tested and maintained or removed.

Action Required: The existing sprinkler system shall have documentation of a current annual inspection.

6. 2006 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

Action required: Call (816) 969-1300 to schedule a test of the fire protection system prior to scheduling an occupancy inspection.

7. 2006 IFC 503.3 Marking.

Where required by the fire code official, approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Action required: The lane between the new addition and the existing building to the south shall be posted "No Parking Fire Lane" on both sides.

8. 901.7.4 Preplanned impairment programs.

Preplanned impairments shall be authorized by the impairment coordinator. Before authorization is given, a designated individual shall be responsible for verifying that all of the following procedures have been implemented:

1. The extent and expected duration of the impairment have been determined.
2. The areas or buildings involved have been inspected and the increased risks determined.
3. Recommendations have been submitted to management or building owner/manager.
4. The fire department has been notified.
5. The insurance carrier, the alarm company, building owner/manager, and other authorities having jurisdiction have been notified.

6. The supervisors in the areas to be affected have been notified.
7. A tag impairment system has been implemented.
8. Necessary tools and materials have been assembled on the impairment site.

Action required: The GC shall designate an Impairment Coordinator (Sprinkler Co.) to provide an Impairment Plan for the sprinkler system. The system shall not be shut down without notification of the Fire Department. Impairment shall be kept to a minimum and shall not occur while the school portion of the building is occupied.

9. 2006 IFC 510.1- Identification. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible.

Action required: Rooms A101 and A102 shall be marked "Fire Sprinkler Room".

10. Provide an intermediate exit sign outside of the Teacher Planning Room.

11. 2006 IFC 901.5.1- Occupancy. It shall be unlawful to occupy any portion of a building or structure until the required fire detection, alarm and suppression systems have been tested and approved.

For information only.

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. 2006 IMC 403.2 - Outdoor air required. The minimum ventilation of outdoor air shall be determined in accordance with Section 403.3. Exception: Where the registered design professional demonstrates that an engineered ventilation system design will prevent the maximum concentration of contaminants from exceeding the obtainable by the rate of outdoor air ventilation determined in accordance with Section 403.3, the minimum required rate of outdoor air shall be reduced in accordance with such engineered system design.

Action required - Provide outdoor air calculations.

2. 2006 IBC 1011.1 - Where required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. Access to exits shall be marked by readily visible exit signs in cases where the exit or the path of egress travel is not immediately visible to the occupants. Exit sign placement shall be such that no point in a corridor is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

Action required - Add an exit sign in the eastern portion of Corridor A107 so that it is visible when exiting Classroom 3 and the Teacher Planning Rm.

- _____ Approved to issue per the listed conditions.
- _____ Do not issue per the listed conditions.
- _____ Approved to construct foundation only per the listed conditions.
- _____ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

Signature of Applicant

Date

Print Applicant Name

CompanyName

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.