



FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

May 13, 2014

NSPJ ARCHITECTS
3515 W 75TH ST, SUITE 201
PRAIRIE VILLAGE, KS 66208

Permit No: PRCOM20141074
Project Title: RESIDENCES AT NEW LONGVIEW
Project Address: 3311 SW KESSLER DR
Parcel Number: 62420960100000000
Location: SEC-10 TWP-47 RNG-32---PT NW 1/4 DAF: BEG 275.01' MOL N & 33' MOL E OF SW COR NW 1/4 TH N ALG ELY ROW LI LONGVIEW RD 779.99' MOL TH N 48 DEG 15 MIN 08 SEC E 21.21' TH S 86 DEG 44 MIN 52 SEC E 204.31' TH SELY ALG CURV TO RI RAD 244' DIST 113.82' TH SELY ALG CURV LF RAD 356' DIST 168.83' TH S 87 DEG 11 MIN 35 SEC E 180.45' TH NELY ALG CURV LF RAD 335' DIST 198.97' TH N 58 DEG 46 MIN 33 SEC E 21.75' TH S 76 DEG 13 MIN 27 SEC E 70.71' TH S 31 DEG 13 MIN 27 SEC E 120.04' TH SELY ALG CURV RI RAD 230' DIST 136.64' TH S 02 DEG 48 MIN 52 SEC W 727.58' TH S 47 DEG 48 MIN 51 SEC W 70.71' TH N 87 DEG 11 MIN 08 SEC W 586.33' MOL TH NLY 225.01' TH WLY 425.01' TH WLY 425.01' TO TRU POB
Type of Work: NEW MULTI-FAMILY
Occupancy Group: RESIDENTIAL, MULTI-FAMILY
Description: APARTMENT BUILDING #4 - TYPE C4/5

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: Joe Frogge

Pending

Fire Plan Review

Reviewed By: Brian Austerman

Approved with Conditions

1. Elevator must be capable of accomodating a stretcher, NFPA 5000.54.3. Plans appear to show conformity, this comment is for information only
2. Standpipes. IFC 905.3.1 has been ammended locally to read: Class 1 standpipe systems shall be installed throughout buildings where the floor of the highest story is located more than two stories above the lowest level of the fire department vehicle assess.

Provide standpipes on each floor level in the stairwells

3. 2012 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.

Submit sprinkler plans for approval

4. 2012 IFC 903.4.2- Alarms. Approved audible and visual devices shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Listed alarm notification devices shall be provided on the exterior and interior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Submit alarm plans for approval

5. 2012 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.

Call (816) 969-1300 to obtain a knox box application

6. [B] 1022.8 Discharge identification.

An interior exit stairway and ramp shall not continue below its level of exit discharge unless an approved barrier is provided at the level of exit discharge to prevent persons from unintentionally continuing into levels below. Directional exit signs shall be provided as specified in Section 1011.

Provide a gate on the stairway at the landing at ground level

7. 908.7 Carbon monoxide alarms.

Group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with single-station carbon monoxide alarms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. An open parking garage, as defined in Chapter 2 of the International Building Code, or an enclosed parking garage ventilated in accordance with Section 404 of the International Mechanical Code shall not be considered an attached garage.

Exception: Sleeping units or dwelling units which do not themselves contain a fuel-burning appliance or have an attached garage, but which are located in a building with a fuel-burning appliance or an attached garage, need not be equipped with single-station carbon monoxide alarms provided that:

1. The sleeping unit or dwelling unit is located more than one story above or below any story which contains a fuel-burning appliance or an attached garage;
2. The sleeping unit or dwelling unit is not connected by duct work or ventilation shafts to any room containing a fuel-burning appliance or to an attached garage; and
3. The building is equipped with a common area carbon monoxide alarm system.

Provide carbon monoxide detection per the above code

8. [B] 1006.1 Illumination required.

The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.

Exceptions:

1. Occupancies in Group U.
2. Aisle accessways in Group A.
3. Dwelling units and sleeping units in Groups R-1, R-2 and R-3.
4. Sleeping units of Group I occupancies.

Provide remote emergency lighting on the exterior of the exits

9. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

For information only

10. 607.4 Elevator key location.

Keys for the elevator car doors and fire-fighter service keys shall be kept in an approved location for immediate use by the fire department.

To be placed in the knox box, for information only

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.