



FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

January 08, 2015

SFCS ARCHITECTS
1927 SOUTH TRYON ST, SUITE 207
CHARLOTTE, NC 28203

Permit No: PRCOM20150014
Project Title: JOHN KNOX VILLAGE COURTYARDS INDEPENDENT LIVING APARTMENTS
Project Address: 508 NW MURRAY RD, LEES SUMMIT, MO 64081
Parcel Number: 62120018400000000
Location: JOHN KNOX RETIREMENT VILLAGE-12TH PLAT---LOT E
Type of Work: NEW MULTI-FAMILY
Occupancy Group: RESIDENTIAL, MULTI-FAMILY
Description: NEW 4-STORY INDEPENDENT LIVING APARTMENT COMMONS AREA (UNDER SEPARATE PERMIT) - NEW CONSTRUCTION REPLACES APARTMENTS PREVIOUSLY DEMOLISHED

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. Duct detection required for units over 2,000 cfm. Activation shall shut down the unit and transmit a supervisory signal to the alarm panel
2. 2012 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.

Provide engineer stamped alarm plans for approval

3. 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

4. 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.

Provide engineer stamped sprinkler plans for approval.

5. Provide exit signage for the west stairwell on floors 2,3,and 4

6. Exterior water flow alarm shall be an electric horn/strobe.

7. [B] 1011.2 Floor-level exit signs in Group R-1.

Where exit signs are required in Group R-1 occupancies by Section 1011.1, additional low-level exit signs shall be provided in all areas serving guestrooms in Group R-1 occupancies and shall comply with Section 1011.5.

The bottom of the sign shall be not less than 10 inches (254 mm) nor more than 12 inches (305 mm) above the floor level. The sign shall be flush mounted to the door or wall. Where mounted on the wall, the edge of the sign shall be within 4 inches (102 mm) of the door frame on the latch side.

Provide high and low level exit signage

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.