



FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

January 08, 2015

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

Permit No: PRCOM20150016
Project Title: JOHN KNOX VILLAGE COURTYARDS COMMONS BUILDING AND ELEVATED WALKWAY
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: ADDITION COMMERCIAL
Occupancy Group: MIXED OCCUPANCY
Description: COMMON AREA SERVING ATTACHED MULTI-FAMILY INDEPENDENT SENIOR LIVING - INCLUDES KITCHEN, DINING, OFFICE AND GATHERING AREAS - ALSO INCLUDES ELEVATED WALKWAY CONNECTION TO PAVILION

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: Brian Austerman

Approved with Conditions

1. Confirming the hoods will be type 1

2. 2012 IFC 1004.3- Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

Occupant loads shall be posted in assembly areas

3. 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

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. 904.11.5 Portable fire extinguishers for commercial cooking equipment.

Portable fire extinguishers shall be provided within a 30-foot (9144 mm) travel distance of commercial-type cooking equipment. Cooking equipment involving solid fuels or vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher in accordance with Section 904.11.5.1 or 904.11.5.2, as applicable.

904.11.5.1 Portable fire extinguishers for solid fuel cooking appliances.

All solid fuel cooking appliances, whether or not under a hood, with fireboxes 5 cubic feet (0.14 m³) or less in volume shall have a minimum 2.5-gallon (9 L) or two 1.5-gallon (6 L) Class K wet-chemical portable fire extinguishers located in accordance with Section 904.11.5.

904.11.5.2 Class K portable fire extinguishers for deep fat fryers.

When hazard areas include deep fat fryers, listed Class K portable fire extinguishers shall be provided as follows:

1. For up to four fryers having a maximum cooking medium capacity of 80 pounds (36.3 kg) each: one Class K portable fire extinguisher of a minimum 1.5-gallon (6 L) capacity.
2. For every additional group of four fryers having a maximum cooking medium capacity of 80 pounds (36.3 kg) each: one additional Class K portable fire extinguisher of a minimum 1.5-gallon (6 L) capacity shall be provided.
3. For individual fryers exceeding 6 square feet (0.55 m²) in surface area: Class K portable fire extinguishers shall be installed in accordance with the extinguisher manufacturer's recommendations.

Provide K class and water extinguishers as required for the kitchen hoods and charbroiler. Will solid fuels be used for the charbroiler?

6. 904.11.1 Manual system operation.

A manual actuation device shall be located at or near a means of egress from the cooking area a minimum of 10 feet (3048 mm) and a maximum of 20 feet (6096 mm) from the kitchen exhaust system. The manual actuation device shall be installed not more than 48 inches (1200 mm) nor less than 42 inches (1067 mm) above the floor and shall clearly identify the hazard protected. The manual actuation shall require a maximum force of 40 pounds (178 N) and a maximum movement of 14 inches (356 mm) to actuate the fire suppression system.

Exception: Automatic sprinkler systems shall not be required to be equipped with manual actuation means.

Show location of manual pull device for the hoods. K class extinguisher shall be mounted below the pull

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

8. Provide exterior egress lighting for the commons 1. out of the dining room to the exterior (west door) 2. outside north stair exit

9. [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.