



## FIRE DEPARTMENT

### PLAN REVIEW CONDITIONS

February 02, 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: 512 NW MURRAY RD, LEES SUMMIT, MO 64081  
Parcel Number: 62120018200000000  
Location: JOHN KNOX RETIREMENT VILLAGE-12TH PLAT---LOT B  
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

#### **Building Plan Review**

**Reviewed By: Joe Frogge**

**Pending**

1. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment for informational purposes.

2. The building permit for this project can not be issued until the Codes Administration Department has received the approved Final Development Plan from the Planning and Development Department.

Action required: Comment for informational purposes.

3. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment for informational purposes.

4. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 847-7070. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit. Action Required - This comment is for information purposes.

Action required: Comment for informational purposes.

5. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Provide roof and floor truss packages or defer to construction. Approved truss packages must be on site for inspections.

6. 2012 IBC Chapter 7.

Action required: Provide fire ratings and UL numbers for relevant wall assemblies. Also complete rating portion of door schedules. Wall schedule and door schedule information not consistent with Life Safety plans provided.

7. 2012 IBC 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.

Action required: Comment for informational purposes. To be verified during inspections.

8. ICC A117.1-2009 Section 404.2.3.2 Swinging Doors. Swinging doors shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Modify drawings at Women's restroom. Minimum clear space next to latch side of door is 18".

9. 2012 IBC 718.3 Draftstopping in floors. In combustible construction, draftstopping shall be installed to subdivide floor/ceiling assemblies in the locations prescribed in Sections 718.3.2 through 718.3.3  
2012 IBC 718.4 Draftstopping in attics. In combustible construction, draftstopping shall be installed to subdivide attic spaces and concealed roof spaces in the locations prescribed in Sections 718.4.2 and 718.4.3. Ventilation of concealed roof spaces shall be maintained in accordance with Section 1203.2

Action required: Provide draftstopping at relevant locations in floors and attics.

10. 2012 IBC 703.2 Fire-resistance ratings. The fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E 119 or UL 263 or in accordance with Section 703.3. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

Action required: Provide fire protection at Canopy columns and at Porte Cochere.

11. ICC A117.1-2009 Section 307.4 Vertical Clearance. Vertical clearance shall be 80 inches minimum. Rails or other barriers shall be provided where the vertical clearance is less than 80 inches. The leading edge of such rails or barrier shall be located 27 inches maximum above the floor.

Action required: Modify documents to demonstrate how this requirement will be met at spaces under stairs.

12. 2012 IBC 1013.3 – Height. Required guards shall not be less than 42 inches high, measured vertically as follows: 1. From the adjacent walking surface; 2. On stairs, from the line connecting the leading edges of the tread nosings; and 3. On ramps, from the ramp surface at the guard. (See code section for possible exceptions.)

Action required: Provide compliant guard at stairs. Ref: 10/A8.2.

13. 2012 IBC 803.5. Textile wall coverings. Where used as interior wall finish materials, textile wall coverings, including materials having woven or unwoven, napped, tufted, looped or similar surface and carpet and similar textile materials, shall be tested in the manner intended for use, using the product mounting system, including adhesive, and shall comply with the requirements of Section 803.1.2, 803.1.3 or 803.1.4

Action required: Provide verification that silk panels are compliant.

14. 2012 IBC 1013.6 Mechanical equipment. Guards shall be provided where appliances, equipment, fans, roof hatch openings or other components that require service are located within 10 feet of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches above the floor, roof or grade below. The guard shall be constructed so as to prevent the passage of a sphere 21 inches in diameter. The guard shall extend not less than 30 inches beyond each end of such appliance, equipment, fan, or component.

Action required: Comment for informational purposes. May be verified during inspections.

15. Additional information required.

Action required: Provide verification that salon will not have manicure or pedicure stations.

16. Additional information required.

Action required: Provide verification that replacement unit RTU-7 is the same or less weight or verify that existing roof structure is adequate to carry the new load.

17. 2012 IPC 305.4 Freezing. Water, soil, and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be installed not less than 6" below the frost line (42" below grade) and not less than 12 inches below grade.

Action required: Protect pipes from potential freezing. Ref: Piping in wall at 3"CW entry.

18. 2011 NEC 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (8) shall have ground-fault circuit-interrupter protection for personnel.

- (1) Bathrooms
  - (2) Kitchens
  - (3) Rooftops
  - (4) Outdoors
  - (5) Sinks - where receptacles are installed within 6 feet of the outside edge of the sink.
  - (6) Indoor wet locations
  - (7) Locker rooms with associated showering facilities
  - (8) Garages, service bays, and similar areas where electrical diagnostic equipment, electrical hand tools, or portable lighting equipment are to be used.
- (refer to code for exceptions)

Action required: All receptacles in kitchen (including serving bar) to be GFCI protected.

19. 2012 IBC 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.

Action required: Provide emergency lighting at Dining C109.

20. 2012 IBC Exit Signs 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. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit of the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. (see code section for exceptions)

Action required: Provide exit lighting at Stair C124.

#### **Fire Plan Review**

**Reviewed By: Brian Austerman**

**Approved with Conditions**

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 m<sup>3</sup>) 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 m<sup>2</sup>) 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. Will generator be natural gas or diesel?

***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.***