LEE'S SUMMIT
MISSOURI

FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

August 11, 2015

DAVIDSON ARCHITECTURE & ENGINEERING
4301 INDIAN CREEK PKWY
OVERLAND PARK, KS 66207

Permit No:	PRCOM20151716
Project Title:	LEE'S SUMMIT HONDA
Project Address:	401 NE COLBERN RD, LEES SUMMIT, MO 64086
Parcel Number:	52530010400000000
Location:	AUTO COMPLEX, LOTS 1 & 2 LOT 1
Type of Work:	ADDITION COMMERCIAL
Occupancy Group:	BUSINESS
Description:	ADDITION OF 3 CAR WASH BAYS - ADDITION OF 3 SERVICE BAYS - INTERIOR ALTERATIONS

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** **Rejected**

7. Lee's Summit Code Of Ordinances 7-137. - Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in three (3) or more sets with each application for a permit. A registered design professional licensed by the State of Missouri shall prepare the construction documents. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the State of Missouri.

Action required: Drawings required to bear seal and signature from State of Missouri design professional. (currently has Kansas seal)

6. 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: Modify drawings to show that all receptacles in new Lube Area are gfci protected.

5. 2012 IBC 1109.12.3 – Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

Action required: Provide minimum 36" length of maximum 36" counter space at Sales Counter per 2009 ICC/ANSI A117.1 Section 904.3.

4. 2012 IBC 1210.2.2 – Walls and partitions. Walls and partitions with 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Action required: Paint, if used, in restrooms at areas listed above must be epoxy type.

3. 2012 IBC 1809.5 Frost protection. Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:
1. Extending below the frost line of the locality;
2. Constructing in accordance with ASCE 32; or
3. Erecting on solid rock.
(see code section for exceptions)
Shallow foundations shall not bear on frozen soil unless such frozen condition is of a permanent character.

Action required: Footings must extend to minimum frost depth of 36".

2. 2012 IBC 716.2 Fire-resistance-rated glazing. Fire-resistance-rated glazing when tested as part of a fire-resistance-rated wall assembly in accordance with ASTM E 119 or UL 263 and labeled in accordance with Section 703.5 shall be permitted in fire doors and fire window assemblies where tested an installed in accordance with their listings and shall not otherwise be required to comply with this section.

2012 IBC 716.5 Fire door and shutter assemblies. Approved fire door and fire shutter assemblies shall be constructed of any material or assembly of component materials that conforms to the test requirements of Section 716.5.1, 716.5.2 or 716.5.3 and the fire protection rating indicated in Table 716.5. Fire door frames with transom lights, sidelights or both shall be permitted in accordance with Section 716.5.6. Fire door assemblies and shutters shall be installed in accordance with the provisions of this section and the NFPA 80.

Action required: Specify fire ratings for doors and windows in fire rated assembly that separates existing Service Area from sales area.

1. 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 is for informational purposes.

Fire Plan Review **Reviewed By: Joe Dir** **Approved with Conditions**

1. 907.3.1 Duct smoke detectors.
Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.
Duct smoke detectors complying with Section 907.3.1 shall be located as follows:

1. In the main return air and exhaust air plenum of each air-conditioning system having a capacity greater than 2,000 cubic feet per minute (cfm) (0.94 m3/s). Such detectors shall be located in a serviceable area downstream of the last duct inlet.
All of the RTU replaced exceeding 2000 CFM are requied to have duct detection installed

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.
Submit shop drawings for any alterations to the alarm system

3. 2012 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building , each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).
Post the numeric address of the building readable from the roadway, verified at inspection

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.
Submit shop drawings for any alterations to the fire supression/sprinkler system

5. 2012 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.
Testing is required for any new alarm system devices to schedule a test call 816-969-1300

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.