



FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

December 22, 2015

DRAW ARCHITECTURE - GRAHMA STILL
214 W 21ST ST. SUITE 200
KANSAS CITY, MO 64111-3

Permit No: PRCOM20152703
Project Title: THIRD STREET SOCIAL
Project Address: 123 SE 3RD ST, LEES SUMMIT, MO 64063
Parcel Number: 61230183000000000
Location: ARNOLD HALL LOT 1A & LOT 2---LOT 2
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: INTERIOR ALTERATIONS FOR FULL SERVICE RESTAURANT - PROJECT INCLUDES 562 SF ADDITION FOR STORAGE AND COOLERS

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

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 is 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 is for informational purposes.

3. 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: Comment is for information purposes.

4. 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 is for informational purposes.

6. 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 is for informational purposes. To be field verified.

8. 2012 IBC 1008.1.10 – Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware. Exception: A main exit of a Group A occupancy in compliance with Section 1008.1.9.3, Item 2. Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet wide that contains over current devices, switching devices or control devices with exit or exit access doors shall be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel.

Action required: Specify compliant door hardware at door 3, 5, 6, and fence gate.

12/21/15 - Added notes not sufficient to demonstrate compliance. 1008.1.10 supercedes 1008.1.9. If latches are provided on these doors, they must have panic hardware or fire exit hardware. Hardware still undetermined per schedule.

10. Lee's Summit Code of Ordinances Sec. 7-803. - Non-residential occupancies.

The minimum required R-value for each element of the building thermal envelope shall be in accordance with the following:

Exception: The Building Official may approve a decreased R-Value for building exterior walls provided the space is normally not occupied by employees and is associated with storage/warehouse or manufacturing.

A. Wall assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 11. This requirement does not apply to doors, windows or other openings or approved penetrations nor does it apply to unfinished basement concrete walls.

B. Floor assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 19. Exception: Concrete floors in contact with the earth need not be insulated.

C. Roof assemblies forming portions of a building envelope shall meet or exceed an R factor 19. (Ord. No. 7369, § 1, 10-3-2013)

Action required: New roof insulation to minimum R19.

12/21/15 - Complete attached Codes Modification Request form.

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. NO INFORMATION GIVEN ON THE DOOR SCHEDULE ABOUT THE PATIO GATES. DUE TO A MARKED EXIT HAVING EGRESS THROUGH THE PATIO THE GATES NEED TO BE WIDE ENOUGH TO ACCOMPANY THE INTERIOR OCCUPANCY LOAD
(ACKNOWLEDGED)

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.

POST THE OCCUPANT LOADS FOR DINING, BAR, PATIO ACCORDING TO PLANS.
INFORMATION PURPOSES

(ACKNOWLEDGED ON PLANS)

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 SHOP DRAWINGS FOR THE ALARM SYSTEM. INFORMATION PURPOSES.

(ACKNOWLEDGED)

4. 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 ON THE 3RD STREET SIDE OF BUILDING. VERIFIED AT INSPECTION

(ACKNOWLEDGED)

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. TO MOUNTED ABOVE THE FDC

KNOX BOX APPLICATION CAN BE OBTAINED THROUGH THE FIRE DEPARTMENT 816-969-1300 OR ON LINE AT KNOX BOX.COM. INFORMATION PURPOSES.

(ACKNOWLEDGED)

6. 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 SHOP DRAWINGS FOR THE FIRE SPRINKLER ALTERATIONS.

(ACKNOWLEDGED)

903.2.1 Group A.

An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section. For Group A-1, A-2, A-3 and A-4 occupancies, the automatic sprinkler system shall be provided throughout the floor area where the Group A-1, A-2, A-3 or A-4 occupancy is located, and in all floors from the Group A occupancy to, and including, the nearest level of exit discharge serving the Group A occupancy. For Group A-5 occupancies, the automatic sprinkler system shall be provided in the spaces indicated in Section 903.2.1.5.

ALL AREAS OF THE BUILDING ARE REQUIRED TO BE SPRINKLERED INCLUDING, COOLERS, FREEZERS. INFORMATION PURPOSES.

(ACKNOWLEDGED)

7. 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.

FIELD TEST IS REQUIRED FOR THE HOOD SYSTEMS AND THE FIRE ALARM SYSTEM. TO
SCHEDULE A TEST CONTACT THE FIRE DEPARTMENT AT 816-969-1300
(ACKNOWLEDGED)

8. 2012 IFC 901.6- Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Not required fire protection systems and equipment shall be inspected, tested and maintained or removed. FIRE SPRINKLER SYSTEM SHALL BE CURRENT WITH THE ANNUAL SERVICE. CURRENT TAG ON THE RISER. VERIFIED AT INSPECTION.
(ACKNOWLEDGED)

9. 2012 IFC 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 vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher.
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.
VERIFIED AT INSPECTION

(ACKNOWLEDGED)

10. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.
PROVIDE ONE 2A-10BC FIRE EXTINGUISHER FOR EVERY 3000 SQ FEET OF THE STRUCTURE.
VERIFIED AT INSPECTION

(ACKNOWLEDGED)

11. 2012 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.
906.9.1 Extinguishers weighing 40 pounds or less.
Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 5 feet (1524 mm) above the floor.
VERIFIED AT INSPECTION

(ACKNOWLEDGED)

13. DOOR SCHEDULE DID NOT SHOW ANY HARDWARE TO BE USED ON THE EGRESS DOORS.

(ACKNOWLEDGED TO MEET CODE)

14. [B] 1008.2 Gates.

Gates serving the means of egress system shall comply with the requirements of this section. Gates used as a component in a means of egress shall conform to the applicable requirements for doors.

[B] 1008.1.10 Panic and fire exit hardware.

Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.

[B] 1024.2.6.2 Door hardware markings.

Door hardware shall be marked with no less than 16 square inches (406 mm²) of luminous material. This marking shall be located behind, immediately adjacent to, or on the door handle or escutcheon. Where a panic bar is installed, such material shall be no less than 1 inch (25 mm) wide for the entire length of the actuating bar or touchpad.

[B] 1024.2.6.3 Door frame markings.

The top and sides of the door frame shall be marked with a solid and continuous 1-inch- to 2-inch-wide (25 mm to 51 mm) stripe. Where the door molding does not provide sufficient flat surface on which to locate the stripe, the stripe shall be permitted to be located on the wall surrounding the frame.

PATIO GATES SHALL HAVE THE ABOVE MENTIONED HARDWARE AND MARKINGS.
INFORMATION PURPOSES.

15. [B] 1008.1.10 Panic and fire exit hardware.

Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.

Exception: A main exit of a Group A occupancy in compliance with Section 1008.1.9.3, Item 2.

[B] 1008.1.9.3 Locks and latches.

Locks and latches shall be permitted to prevent operation of doors where any of the following exists:

1. Places of detention or restraint.
2. In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:
 - 2.1. The locking device is readily distinguishable as locked;
 - 2.2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. The sign shall be in letters 1-inch (25 mm) high on a contrasting background; and
 - 2.3. The use of the key-operated locking device is revokable by the fire code official for due cause.
(ACKNOWLEDGED TO MEET CODE)

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.