



## FIRE DEPARTMENT

### PLAN REVIEW CONDITIONS

April 14, 2016

CRAIG LUEBBERT - CL ARCHITECTURE  
396 SW WINTERGARDEN  
LEES SUMMIT, MO 64081

Permit No: PRCOM20160836  
Project Title: TWIN LAKE INSURANCE  
Project Address: 2641 NE MCBAIN DR, LEES SUMMIT, MO 64064  
Parcel Number: 52240020500000000  
Location: I-470 BUSINESS & TECHNOLOGY CENTER---LOT 8  
Type of Work: NEW COMMERCIAL  
Occupancy Group: BUSINESS  
Description: NEW OFFICE BUILDING

*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: Joe Dir**

**Approved with Conditions**

1. NO KEYED CYLINDER LOCKS ON THE EGRESS SIDE OF A MARKED EXIT

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. HAVE THE CHOOSEN CONTRATOR PROIVDE SHOP DRAWINGS OF THE FIRE ALARM SYSTEM TO BE INSTALLED.

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 2641 ON THE BUILDING READABLE FROM THE ROADWAY

4. 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. A KNOX BOX CAN BE OBTAINED ON LINE AT [knoxbox.com](http://knoxbox.com) OR CONTACT THE FIRE DEPARTMENT AT 816-969-1300

5. 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. HAVE THE CHOSEN CONTRACTOR PROVIDE SHOP DRAWINGS FOR THE FIRE SPRINKLER SYSTEM TO BE INSTALLED.

6. 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 AND ACCEPTANCE TESTING WILL BE REQUIRED FOR THE FIRE SPRINKLER AND FIRE ALARM SYSTEMS. ALL TESTING SHOULD BE CONCLUDED PRIOR TO THE FINAL OCCUPANCY INSPECTION. TO SCHEDULE A TEST CONTACT THE FIRE DEPARTMENT AT 816-969-1300

7. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

PLANS SHOW 10 POUND FIRE EXTINGUISHERS. THIS TYPE OF OCCUPANCY REQUIRES ONLY 2A-10BC MINIMUM RATED AT (5 POUND) FIRE EXTINGUISHERS.

8. 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.

RELOCATED THE FIRE EXTINGUISHER FROM INSIDE THE BREAKROOM TO BE IN THE EAST HALLWAY CENTRALLY LOCATED

RELOCATE THE FIRE EXTINGUISHER IN THE SAFE ROOM TO BE IN THE WEST HALLWAY CENTRALLY LOCATED.

FIRE EXTINGUISHERS SHOULD BE LOCATED TO HAVE A MAXIMUM TRAVEL DISTANCE OF 75' FROM ANYWHERE WITHIN THE BUILDING.

(VERIFIED AT INSPECTION)

9. ADDITIONAL EXIT SIGNAGE REQUIRED WHERE THE (WEST) NORTH/SOUTH HALLWAY INTERSECTS AT THE SOUTH END WITH THE EAST/ WEST HALLWAY. INDICATING A OPTIONAL TRAVEL TO THE EAST OR WEST EXIT

10. WATERFLOW ALARM WILL BE A WEATHER RESISTANT HORN STROBE NOT A ELECTRICAL BELL

THE FIRE DEPARTMENT CONNECTION FOR THE FIRE SPRINKLER SYSTEM SHALL BE 4" STORTZ CONNECTION WITH A 30 DEGREE TURNDOWN.

(INFORMATION PURPOSES)

***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.***