



FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

May 12, 2016

THE CITY OF LEES SUMMIT
220 SE GREEN ST
LEES SUMMIT, MO 64063

Permit No: PRCOM20161058
Project Title: WATER UTILITIES FACILITY (HAMBLER RD)
Project Address: 1200 SE HAMBLER RD, LEES SUMMIT, MO 64081
Parcel Number: 61500041001000000
Location: SEC-08 TWP-47 RNG-31---TH PT SE 1/4 DAF: BEG AT A PT ON E LI W 1/2 SE 1/4 SD PT 297.37' N OF SW COR SD E LI W 1/2 SE 1/4 TH N 87 DEG 46 MIN 46 SEC W 708.63' TH N 01 DEG 40 MIN 19 SEC E 97.25' TH N 88 DEG 23 MIN 55 SEC W 140.23' TH N 02 DEG 18 MIN 11 SEC E 451.32' TH S 88 DEG 06 MIN 18 SEC E 850.01' TO PT ON SD E LI W 1/2 SE 1/4 TH S ALG SD E LI 551.88' TO POB (EX PT IN RD)
Type of Work: NEW COMMERCIAL
Occupancy Group: STORAGE, MODERATE HAZARD
Description: NEW WATER UTILITIES FACILITY

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	Rejected

1. FUEL TANKS/DISPENSERS: PROVIDE SPECS FOR THE FUEL TANKS, FUEL LINES, DISPENSERS, SAFETY FACTORS.

2306.2.3 Above-ground tanks located outside, above grade.

Above-ground tanks shall not be used for the storage of Class I, II or III liquid motor fuels, except as provided by this section.

1. Above-ground tanks used for outside, above-grade storage of Class I liquids shall be listed and labeled as protected above-ground tanks in accordance with UL 2085 and shall be in accordance with Chapter 57. Such tanks shall be located in accordance with Table 2306.2.3.

2. Above-ground tanks used for outside, above-grade storage of Class II or IIIA liquids shall be listed and labeled as protected above-ground tanks in accordance with UL 2085 and shall be installed in accordance with Chapter 57. Tank locations shall be in accordance with Table 2306.2.3.

Exception: Other above-ground tanks that comply with Chapter 57 where approved by the fire code official.

3. Tanks containing fuels shall not exceed 12,000 gallons (45 420 L) in individual capacity or 48,000 gallons (181 680 L) in aggregate capacity. Installations with the maximum allowable aggregate capacity shall be separated from other such installations by not less than 100 feet (30 480 mm).

4. Tanks located at farms, construction projects, or rural areas shall comply with Section 5706.2.

5. Above-ground tanks used for outside above-grade storage of Class IIIB liquid motor fuel shall be listed and labeled in accordance with UL 142 or listed and labeled as protected above-ground tanks in accordance with UL 2085 and shall be installed in accordance with Chapter 57. Tank locations shall be in accordance with Table 2306.2.3.

2305.5 Fire extinguishers.

Approved portable fire extinguishers complying with Section 906 with a minimum rating of 2-A:20-B:C shall be provided and located such that an extinguisher is not more than 75 feet (23 860 mm) from pumps, dispensers or storage tank fill-pipe openings.

2305.6 Warning signs.

Warning signs shall be conspicuously posted within sight of each dispenser in the fuel-dispensing area and shall state the following:

1. No smoking.
2. Shut off motor.
3. Discharge your static electricity before fueling by touching a metal surface away from the nozzle.
4. To prevent static charge, do not reenter your vehicle while gasoline is pumping.
5. If a fire starts, do not remove nozzle—back away immediately.
6. It is unlawful and dangerous to dispense gasoline into unapproved containers.
7. No filling of portable containers in or on a motor vehicle. Place container on ground before filling.

2303.2 Emergency disconnect switches.

An approved, clearly identified and readily accessible emergency disconnect switch shall be provided at an approved location to stop the transfer of fuel to the fuel dispensers in the event of a fuel spill or other emergency. An emergency disconnect switch for exterior fuel dispensers shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from, the fuel dispensers. For interior fuel-dispensing operations, the emergency disconnect switch shall be installed at an approved location. Such devices shall be distinctly labeled as: EMERGENCY FUEL SHUTOFF. Signs shall be provided in approved locations.

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 SELECTED CONTRACTOR PROVIDE SHOP DRAWINGS OF THE FIRE ALARM SYSTEM TO BE INSTALLED.

3. 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 ONLINE: knoxbox.com OR CONTACT THE FIRE DEPARTMENT AT 816-969-1300

4. 2012 IFC 506.1.1-Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official. SUGGEST A KNOX KEY SWITCH FOR ANY GATES THAT MAY REQUIRED ACCESS BY THE FIRE DEPARTMENT. A KEY SWITHCH CAN BE OBTAIN ONLINE AT knoxbox.com OR CONTACT THE FIRE DEPARTMENT AT 816-969-1300.

5. 2012 IFC 609.2- Where required. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors. IF THE RANGE WILL BE USED FOR WARMING OF FOOD ONLY, A LETTER WILL BE REQUIRED STATING THAT THE RANGE WILL BE USED FOR WARMING PURPOSES ONLY.

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

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

8. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10. PROVIDE FIRE EXTINGUISHERS RATED (5POUND) 2A-10BC FOR EVERY 3000 SQ FT. OF FLOOR SPACE.

9. 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. MOUNT THE FIRE EXTINGUISHER WITH THE TOP OF EXTINGUISHER NO HIGHER THAN 60" OFF OF FINISH FLOOR, WITH A MAXIMUM TRAVEL DISTANCE OF 75' FROM ANYWHERE WITHIN THE BUILDING.

10. PROVIDE SPECS AND INFORMATION ABOUT THE GENERATOR, FUEL TYPE MAY REQUIRE NFPA 704 PLACARDS AND SIGNAGE FOR THE FUEL CELL.

11. PROVIDE INFORMATION ABOUT CO MONITORING IN THE INTERIOR VEHICLE AREAS.

12. FIRE DEPARTMENT CONNECTIONS: 903.3.7
THE LOCATION OF THE FIRE DEPARTMENT CONNECTIONS SHALL BE APPROVED BY THE

FIRE CODE OFFICIAL. CONNECTIONS SHALL BE A 4" STORZ TYPE FITTING AND LOCATED WITHIN 100' OF A FIRE HYDRANT, OR AS APPROVED BY THE CODE OFFICIAL.

13. LOCKS & HARDWARE: NO INFORMATION WAS GIVEN ABOUT LOCKS AND OR DOOR HARDWARE TO BE USED. ANY LOCKS SHALL FALL UNDER THE FOLLOWING 2012IFC CONDITIONS.

NO KEYED LOCKS ON THE EGRESS SIDE OF ANY MARKED EXIT.

[B] 1008.1 Doors. Means of egress doors shall meet the requirements of this section. Doors serving a means of egress system shall meet the requirements of this section and Section 1020.2. Doors provided for egress purposes in numbers greater than required by this code shall meet the requirements of this section.

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.