



FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

May 18, 2016

CP DEER BROOK PLAZA LLC
3400 COLLEGE BLVD STE 195
LEAWOOD, KS 66211

Permit No: PRCOM20161110
Project Title: ELITE PERSONAL TRAINING
Project Address: 1213 NE RICE RD, LEES SUMMIT, MO 64086
Parcel Number: 52810032200000000
Location: MINOR SUB OF TR A, REPLAT OF LOT 2 DEERBROOK COMMERCIAL PARK LOT 4
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR INDOOR SPORTING INCL ARENAS, RINKS, COURTS, SWIMMING POOLS
Description: CHANGE OF USE TO PERSONAL TRAINING GYM

*drawing is in plan review file

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

Approved

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. ALL EXISTING EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE IN FULL OPERATING ORDER.

(VERIFIED AT INSPECTION)

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 LOAD IN THE OPEN SPACE AREA.

(VERIFIED AT INSPECTION)

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. HAVE THE SELECTED CONTRACTOR PROVIDE SHOP DRAWINGS OF ANY ALTERATIONS TO BE DONE TO THE FIRE ALARM SYSTEM.

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 OF 1213 ON THE EXTERIOR OF THE FRONT AND REAR DOORS. THE FRONT ADDRESS SHALL BE READABLE FROM THE ADDRESSED ROADWAY (RICE RD)

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 SELECTED CONTRACTOR PROVIDE SHOP DRAWINGS OF ANY ALTERATIONS TO BE DONE TO THE FIRE SPRINKLER SYSTEM.

6. 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. THE EXISTING FIRE SPRINKLER SYSTEM SHALL BE UP TO DATE WITH THE REQUIRED ANNUAL MAINTENANCE / SERVICE ALONG WITH A CURRENT SERVICE TAG ON THE RISER.

(VERIFIED AT INSPECTION)

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

PROVIDE A MINIMUM OF ONE 2A-10BC (5 POUND) FIRE EXTINGUISHER.

(VERIFIED AT INSPECTION)

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.

MOUNT THE FIRE EXTINGUISHER(S) ON A WALL CLOSE TO AN EXIT WITH A MAXIMUM TRAVEL DISTANCE OF 75' FROM ANYWHERE WITHIN THE SUITE AREA.

(VERIFIED AT INSPECTION)

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.

