



## FIRE DEPARTMENT

### PLAN REVIEW CONDITIONS

July 26, 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**

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.

2. Additional information required to complete review.

Action required: Provide a letter describing intended use of kitchen. If used for other than warming puposes, a Type I hood and grease trap would be required as well as approval from Jackson County Health Department.

3. 2012 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

4. ICC A117.1-2009 604.3.1 – Clearance width. Clearance around a water closet shall be 60 inches minimum in width, measured perpendicular from the sidewall.

Action required: Provide required water closet clearance at Restroom 10-178.

5. ICC A117.1-2009 Section 902.4 Height. The tops of dining surfaces and work surfaces shall be 28 inches minimum and 34 inches maximum in height above the floor.

Action required: Modify notes and details to demonstrate compliance at:

- Printing 10-109
- Break Room 10-123
- Kitchen 10-125
- Kitchenette 10-157

6. ICC A117.1-2009 606.3 – Height. The front of lavatories and sinks shall be 34 inches maximum above the floor, measured to the higher of the rim or counter surface.

Action required: Modify notes and details to demonstrate compliance at Mothers Room 10-127

7. 2012 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. (see code section for specific construction requirements)

Action required: Provide permanent ladder and access roof mounted equipment.

8. 2012 IMC 406.8.2 Ventilation. Repair garages shall be mechanically ventilated in accordance with the International Mechanical Code. The ventilation system shall be controlled at the entrance to the garage. 2012 502.14 Motor vehicle operation. In areas where motor vehicles operate, mechanical ventilation shall be provided in accordance with Section 403. Additionally, areas in which stationary motor vehicles are operated shall be provided with a source capture system that connects directly to the motor vehicle exhaust systems.

Exceptions:

1. This section shall not apply where the motor vehicles being operated or repaired are electrically powered.
2. This section shall not apply to one- and two-family dwellings.
3. This section shall not apply to motor vehicle service areas where engines are operated inside the building only for the duration necessary to move the motor vehicles in and out of the building.

Action required: Specify controls for exhaust systems that demonstrate compliance.

9. 2012 IBC 603.1 Allowable Materials. Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3: (see code for specific examples and exceptions)

Action required: Specify fire-retardant-treated lumber at roofing and parapet blocking.

10. 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: If paint is used in proximity to fixtures listed, it must be epoxy based. Modify finish schedule.

11. 2012 IMC 606.2.1 Return air systems. Smoke detectors shall be installed in return air systems with a design capacity greater than 2,000 cfm, in the return air duct or plenum upstream of any filters, exhaust air connections, outdoor air connections, or decontamination equipment and appliances.

Exception: Smoke detectors are not required in the return air system where all portions of the building served by the air distribution system are protected by area smoke detectors connected to a fire alarm system in accordance with the International Fire Code. The area smoke detection system shall comply with Section 606.4.

Action required: Provide duct mounted smoke detectors at required locations.

12. 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 within garage, service bays, kitchen, and covered parking areas will be GFCI protected.

13. 2011 NEC 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Action required: Provide roof mounted receptacle(s) to serve roof mounted equipment.

14. 2011 NEC Article 500.1 Scope – Articles 500 Through 504. Articles 500 through 504 cover the requirements for electrical and electronic equipment and wiring for all voltages in Class I, Divisions 1 and 2; Class II, Divisions 1 and 2; and Class III, Divisions 1 and 2 locations where fire or explosion hazards may exist due to flammable gases, flammable liquid-produces vapors, combustible liquid-produced vapors, combustible liquid-produced vapors, combustible dusts, or ignitable fibers/flyings. (see code for additional information and specific requirements)

Action required: Provide detailed electrical design at fuel tanks to demonstrate compliance.

15. 2012 IMC 1302.1 General. Piping materials shall conform to the standards cited in this section.

Action required: Provide pipe material schedule for fuel tank piping.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

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](http://knoxbox.com) OR CONTACT THE FIRE DEPARTMENT AT 816-969-1300  
KNOX BOX TO MOUNTED ON EXTERIOR WALL ABOVE THE FIRE DEPARTMENT CONNECTION WITH THE TOP OF THE KNOX BOX APPROX 6" OFF GROUND.

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 SWITCH CAN BE OBTAIN ONLINE AT [knoxbox.com](http://knoxbox.com) OR CONTACT THE FIRE DEPARTMENT AT 816-969-1300.

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 PRIOR TO THE FINAL OCCUPANCY INSPECTION. TO SCHEDULE A TEST CONTACT THE FIRE DEPARTMENT AT 816-969-1300

10. PROVIDE SPECS AND INFORMATION ABOUT THE GENERATOR, FUEL TYPE MAY REQUIRED NFPA 704 PLACARDS. NATURAL GAS POWERED WILL NOT REQUIRE PLACARDING.

13. LOCKS & HARDWARE: NO INFORMATION WAS GIVEN ABOUT LOCKS AND OR DOOR HARWARE 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.

OTHER PREVIOUS CONDITIONS WERE ACKNOWLEDGED IN RESUBMITTAL LETTER.

***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.***