



FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

July 26, 2016

NSPJ ARCHITECTS
3515 W 75TH ST, SUITE 201
PRAIRIE VILLAGE, KS 66208

Permit No: PRCOM20161758
Project Title: SUMMIT SQUARE - CLUBHOUSE
Project Address: 789 NW DONOVAN RD, LEES SUMMIT, MO 64086
Parcel Number: 52900035400000000
Location: SUMMIT INNOVATION CENTER-2ND PLAT---LOT 7-A
Type of Work: NEW COMMERCIAL
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: NEW CLUBHOUSE

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. HAVE ALL FINAL DEVELOPMENT PLANS APPROVED PRIOR TO MOVING FORWARD WITH THE PROJECT.

2. 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 789 ON THE BUILDING IN A CONTRASTING COLOR OF THE BACKGROUND READABLE FROM THE ROADWAY/DRIVEWAY.
(VERIFIED AT INSPECTION)

3. 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 2A-10BC FIRE EXTINGUISHER FOR EVERY 3000 SQ FT OF USEABLE SPACE OF THE BUILDING.
(VERIFIED AT INSPECTION)

4. 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 EXTINGUISHERS ON A WALL CLOSE TO AN EXIT WITH THE TOP OF THE EXTINGUISHER APPROX. 6' OFF FINISH FLOOR WITHIN A 75' TRAVEL DISTANCE.

(VERIFIED AT INSPECTION)

5. PROVIDE CIVIL PLANS SHOWING THE LOCATIONS OF THE FIRE HYDRANTS.

501.4 Timing of installation.

When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.

PROVIDE TWO MEANS OF ACCESS ROADWAYS TO ALL CONSTRUCTION AREAS AS APPROVED BY THE FDP'S.

507.1 Required water supply.

An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

507.5.1 Where required.

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

ROADWAYS AND FIRE HYDRANTS SHALL BE IN PLACE PRIOR TO STARTING ANY VERTICAL CONSTRUCTION OF BUILDINGS

6. B] 1008.1.9.1 Hardware.

Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate.

[B] 1008.1.9.2 Hardware height.

Door handles, pulls, latches, locks and other operating devices shall be installed 34 inches (864 mm) minimum and 48 inches (1219 mm) maximum above the finished floor. Locks used only for security purposes and not used for normal operation are permitted at any height.

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

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.