



FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

September 14, 2016

BNB DESIGNS ARCHITECTURE AND INTERIORS
108 N NETTLETON AVE
BONNER SPRINGS, KS 66012

Permit No: PRCOM20162097
Project Title: SYLVAN LEARNING
Project Address: 1184 NE DOUGLAS ST, LEES SUMMIT, MO 64086
Parcel Number: 52910140600000000
Location: DOUGLAS STATION COMMERCIAL PARK LOTS 3-A, 4-A & 5-A---LOT 5-A
Type of Work: CHANGE OF TENANT
Occupancy Group: EDUCATIONAL
Description: CHANGE OF TENANT FOR LEARNING CENTER

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

4. 2012 IBC 1004.1 Design occupant load. In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be determined in accordance with this section.

Action required: Update code analysis to depict educational type occupancy. Load calculates at 71.

9/12/16 - Occupancy Group shall be type E

3. 2012 IBC 1021.2 Exits from stories. Two exits, or exit access stairways or ramps providing access to exist, from any story or occupied roof shall be provided where one of the following conditions exist:

1. The occupant load or number of dwelling units exceeds one of the values in Table 1021.2(1) or 1021.2(2).
2. The exit access travel distance exceeds that specified in Table 1021.2(1) or 1021.2(2) as determined in accordance with the provisions of Section 1016.1.
3. Helistop landing areas located on buildings or structures shall be provided with two exits, or exit access stairways or ramps providing access to exits.
(see code section for exceptions)

Action required: Provide two exits from tenant space. Doors to swing in direction of travel. Provide exit lighting and panic hardware where appropriate. (note: if door 107 swings in direction of egress travel it

would then violate 2009 ICC/ANSI A117.1 Section 404.2.3 Maneuvering Clearances.)

9/12/16 - Door 107 will likely have to be removed in that it now violates 2009 ICC/ANSI A117.1 Section 404.2.3 Maneuvering Clearances. i.e. 18" is required at latch side of door.
Also, emergency lighting is required at exterior side of exit doors.

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

5. 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 EXSITING FIRE SPRINKLER SYSTEM SHALL BE CURRENT WITH REQUIRED ANNUAL MAINTENANCE/ SERVICE. A CURRENT SERVICE TAG SHALL BE POSTED ON THE SPRINKLER RISER.

(VERIFIED AT INSPECTION)

4. 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 CONTRACTOR PROVIDE SHOP DRAWINGS FOR ANY ALTERATION TO BE DONE TO THE FIRE SPRINKLER SYSTEM. All fire sprinkler system work shall be conducted by a certified sprinkler company. all rooms within the suite shall have fire sprinkler coverage. Storage closet off the kitchen area appears to need coverage.

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 1184 ON THE EXTERIOR OF THE FRONT AND REAR DOORS IN A CONTRASTING COLOR READABLE FROM THE ROADWAY. (VERIFIED AT INSPECTION)

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 CONTRACTOR PROVIDE SHOP DRAWINGS FOR ANY ALTERATIONS TO BE DONE TO THE FIRE ALARM SYSTEM.

6. Other previous review conditions have been addressed in the resub letter and or resub plans.

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.

