LEE'S SUMMIT MISSOURI

FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

September 21, 2016

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

Permit No:	PRCOM20161765
Project Title:	SUMMIT SQUARE - BUILDING #4
Project Address:	801 NW DONOVAN RD, LEES SUMMIT, MO 64086
Parcel Number:	133631
Location:	SUMMIT ORCHARD FIRST PLAT LOTS 1-4 & TRACT A --- LOT 3
Type of Work:	NEW MULTI-FAMILY
Occupancy Group:	RESIDENTIAL, MULTI-FAMILY
Description:	NEW 4 STORY APARTMENT BUILDING
	REF: PRCOM20162364 FOR FOUNDATION PERMIT

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. PROVIDE ADDITIONAL EXTERIOR ACCESS TO THE FIRE SPRINKLER ROOMS.
(PLAN SHEET SP1.00) SHOWS THE EXTERIOR ACCESS ON THE SOUTH END OF THE BUILDING
(PLAN SHEET A0.03) SHOWS THE SPRINKLER ROOM ON THE NORTH END OF THE BUILDING.
PLEASE CLEARIFY WHICH END THE SPRINKLER RISER ROOM IS ON WITH EXTERIOR ACCESS AND THE FIRE DEPARTMENT CONNECTION.

2. B] 1008.1.9.11 Stairway doors.
Interior stairway means of egress doors shall be openable from both sides without the use of a key or special knowledge or effort.

Exceptions:

1. Stairway discharge doors shall be openable from the egress side and shall only be locked from the opposite side.

2. This section shall not apply to doors arranged in accordance with Section 403.5.3 of the International Building Code.

3. In stairways serving not more than four stories, doors are permitted to be locked from the side opposite the egress side, provided they are openable from the egress side and capable of being unlocked simultaneously without unlatching upon a signal from the fire command center, if present, or a signal by emergency personnel from a single location inside the main entrance to the building.

4. Stairway exit doors shall be openable from the egress side and shall only be locked from the opposite side in Group B, F, M and S occupancies where the only interior access to the tenant space is from a single exit stair where permitted in Section 1021.2.

5. Stairway exit doors shall be openable from the egress side and shall only be locked from the opposite side in Group R-2 occupancies where the only interior access to the dwelling unit is from a single exit stair where permitted in Section 1021.2.

B] 1008.1.6 Landings at doors.
Landings shall have a width not less than the width of the stairway or the door, whichever is greater. Doors in the fully open position shall not reduce a required dimension by more than 7 inches (178 mm). When a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing to less than one-half its required width. Landings shall have a length measured in the direction of travel of not less than 44 inches (1118 mm).

3. LABEL THE STAIRWAYS AT EACH LANDING DOOR TO INDICATE EACH FLOOR LEVEL. (VERIFIED AT INSPECTION)

4. [B] 1008.1.9 Door operations.
Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.
NO KEYED LOCKS ON THE EGRESS SIDE OF A MARKED EXIT.

[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] 1008.1.9.8 Access-controlled egress doors.
The entrance doors in a means of egress in buildings with an occupancy in Groups A, B, E, I-2, M, R-1 or R-2, and entrance doors to tenant spaces in occupancies in Groups A, B, E, I-2, M, R-1 or R-2, are permitted to be equipped with an approved entrance and egress access control system, listed in accordance with UL 294, which shall be installed in accordance with all of the following criteria:

1. A sensor shall be provided on the egress side arranged to detect an occupant approaching the doors. The doors shall be arranged to unlock by a signal from or loss of power to the sensor.

2. Loss of power to that part of the access control system which locks the doors shall automatically unlock the doors.

3. The doors shall be arranged to unlock from a manual unlocking device located 40 inches to 48 inches (1016 mm to 1219 mm) vertically above the floor and within 5 feet (1524 mm) of the secured doors. Ready access shall be provided to the manual unlocking device and the device shall be clearly identified by a sign that reads “PUSH TO EXIT.” When operated, the manual unlocking device shall result in direct interruption of power to the lock—independent of the access control system electronics—and the doors

shall remain unlocked for a minimum of 30 seconds.

4. Activation of the building fire alarm system, if provided, shall automatically unlock the doors, and the doors shall remain unlocked until the fire alarm system has been reset.

5. Activation of the building automatic sprinkler or fire detection system, if provided, shall automatically unlock the doors. The doors shall remain unlocked until the fire alarm system has been reset.

6. Entrance doors in buildings with an occupancy in Group A, B, E or M shall not be secured from the egress side during periods that the building is open to the general public.

5. 503.1.2 Additional access.
The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

503.2 Specifications.
Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8.
PROVIDE TWO MEANS OF ACCESS TO THE CONSTRUCTION AREAS (ROADWAYS APPROVED THROUGH THE FDP'S) AND FIRE HYDRANTS PRIOR TO STARTING ANY VERTICAL CONSTRUCTION OF THE BUILDINGS.

6. 903.3.7 FIRE DEPARTMENT CONNECTIONS. THE LOCATION OF THE FIRE DEPARTMENT CONNECTION SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. CONNECTIONS SHALL BE A 4 INCH STORTZ FITTING (INCLUDE A 30 DEGREE ELBOW) AND LOCATED WITHIN 100 FEET OF A FIRE HYDRANT OR AS APPROVED BY THE CODE OFFICIAL.
(PLAN SHEET F101) DOES NOT INDICATE THE LOCATION OF THE FIRE DEPARTMENT CONNECTION FOR BUILDING #4 (PLEASE VERIFY)

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 EXTINGUISHERS IN THE CORRIDORS BY THE STAIRWAY DOORS ON EACH FLOOR LEVEL. (VERIFIED AT INSPECTION)
MOUNT THE FIRE EXTINGUISHERS IN EACH APARTMENT IN AN EASY ACCESS LOCATION (VERIFIED AT INSPECTION)

9. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.
PROVIDE 2A-10BC FIRE EXTINGUISHERS FOR EACH APARTMENT AND THE CORRIDORS EACH FLOOR LEVEL. (VERIFIED AT INSPECTION)

10. 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 AND ACCEPTANCE TESTING OF THE FIRE ALARM AND FIRE SPRINKLER SYSTEMS PRIOR TO THE FINAL OCCUPANCY INSPECTION. TO SCHEDULE TESTING CONTACT THE FIRE DEPARTMENT AT 816-969-1300

11. 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 OF THE FIRE SPRINKLER SYSTEM TO BE INSTALLED.

12. 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.
MOUNT THE KNOX BOX ON THE EXTERIOR WALL OF THE BUILDING ABOVE THE FIRE DEPARTMENT CONNECTION APPROX. 6 FEET OFF FINAL GRADE.
(VERIFIED AT INSPECTION)

506.1.2 Key boxes for nonstandardized fire service elevator keys.
Key boxes provided for nonstandardized fire service elevator keys shall comply with Section 506.1 and all of the following:

1. The key box shall be compatible with an existing rapid entry key box system in use in the jurisdiction and approved by the fire code official.

2. The front cover shall be permanently labeled with the words “Fire Department Use Only—Elevator Keys.”

3. The key box shall be mounted at each elevator bank at the lobby nearest to the lowest level of fire department access.

4. The key box shall be mounted 5 feet 6 inches (1676 mm) above the finished floor to the right side of the elevator bank.

5. Contents of the key box are limited to fire service elevator keys. Additional elevator access tools, keys and information pertinent to emergency planning or elevator access shall be permitted when authorized by the fire code official.

6. In buildings with two or more elevator banks, a single key box shall be permitted to be used when such elevator banks are separated by not more than 30 feet (9144 mm). Additional key boxes shall be provided for each individual elevator or elevator bank separated by more than 30 feet (9144 mm).
MOUNT THE KNOX BOX FOR THE ELEVATOR ON THE WALL NEXT TO THE ELEVATOR WITH THE TOP OF THE BOX APPROX. 6' OFF FINISH FLOOR.
KNOX BOXES CAN BE OBTAINED ONLINE AT knoxbox.com

13. 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 807 ON ALL FOUR SIDES OF THE BUILDING IN A CONTRASTING COLOR TO THE BACKGROUND READABLE FROM THE ROADWAY/DRIVEWAY. (VERIFIED AT INSPECTION)

14. 2016 IFC 408.11.2 - Tenant identification. Each occupied tenant space provided with a secondary exit to the exterior or exit corridor shall be provided with tenant identification by business name and/or address. Letters and numbers shall be posted on the corridor side of the door, be plainly legible and shall contrast with their background.
POST THE ADDRESS OF EACH APARTMENT IN THE CORRIDORS. LABEL ALL ELECTIRCAL ROOM DOORS, MECHANICAL ROOM DOORS, IT ROOM DOORS, FIRE SPRINKLER ROOM DOORS, ELEVATOR ROOM DOORS. (VERIFIED AT INSPECTION)

15. 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 OF THE FIRE ALARM SYSTEM TO BE INSTALLED.

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.