

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

November 09, 2016

PARIC CORPORATION  
120 S CENTRAL AVE STE 400  
CLAYTON, MO 63105

Permit No: PRCOM20161179  
Project Title: JOHN KNOX VILLAGE - MEADOWS  
Project Address: 1820 NW OBRIEN RD, LEES SUMMIT, MO 64081  
Parcel Number: 62120014500000000  
Location: JOHN KNOX RETIREMENT VILLAGE 8TH PLAT---LOT 1 & E 1/2 VAC ST LY W OF & ADJ  
Type of Work: NEW MULTI-FAMILY  
Occupancy Group: RESIDENTIAL, MULTI-FAMILY  
Description: BUILDING B - 3 STORY INDEPENDENT LIVING UNIT BUILDING

***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**

**Rejected**

1. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment is for informational purposes.  
6/23/16 - acknowledged in letter

2. 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.  
6/23/16 - acknowledged in letter

4. Elevator Safety Act and Rules 701.361 - Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

Action required: Comment is for informational purposes.  
6/23/16 - acknowledged in letter

5. Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

Action required: Comment is for informational purposes.  
6/23/16 - acknowledged in letter

6. Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector. Contact the Lee's Summit Codes Administration.

Action required: Comment is for informational purposes.

6/23/16 - acknowledged in letter

14. 2012 IBC 3002.3 Emergency signs. An approved pictorial sign of a standardized design shall be posted adjacent to each elevator call station on all floors instructing occupants to use the exit stairways and not to use the elevators in case of fire. The sign shall read: IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXIT STAIRS. (see code for exceptions)

Action required: Comment is for informational purposes. May be field verified.

6/23/16 - acknowledged in letter (field verify)

#### **Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

#### **1. DO NOT INSTALL STROBES (ALARM NOTIFICATION) IN THE STAIRWAYS**

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

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 EACH BUILDING READABLE FROM THE ADDRESSES ROADWAY, MAY REQUIRE POSTING THE ADDRESS ON MORE THAN ONE SIDE OF THE BUILDING  
(VERIFIED AT INSPECTION)

5. 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.

PROVIDE A KNOX BOX FOR EACH BUILDING AND EACH ELEVATOR BANK BOXES CAN BE OBTAINED ONLINE [knoxbox.com](http://knoxbox.com)

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).

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 OF 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 AND ACCEPTANCE TESTING OF THE SPRINKLER, ALARM AND HOOD SUPPRESSION SYSTEMS WILL BE REQUIRED PRIOR TO THE FINAL OCCUPANCY INSPECTION. TO SCHEDULE A TEST CONTACT THE FIRE DEPARTMENT AT 816-969-1300

8. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

THE MINIMUM SIZE FIRE EXTINGUISHER SHALL BE (5POUND) 2A-10BC

9. 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.

THE MAXIMUM TRAVEL DISTANCE TO A FIRE EXTINGUISHER SHALL BE 75'

10. LABEL ALL DOORS TO SPRINKLER ROOMS, MECHANICAL ROOMS, ELEVATOR ROOMS WITH THE ROOM DESIGNATION  
(VERIFIED AT INSPECTION)

11. ALL EXTERIOR HORN STROBES SHALL BE LOCATED AT OR OVER THE FDOS.  
(VERIFIED AT INSPECTION)

13. STAIRWAY LANDINGS SHALL BE LABELED WITH THE FLOOR LEVEL DESIGNATION.  
(VERIFIED AT INSPECTION)

14. DOORS/HARDWARE

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.

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.

NO KEYED LOCKS ON THE EGRESS SIDE OF A MARKED EXIT

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section. Excerpt from Sec. 7-130, Lees Summit Code of Ordinances.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

- \_\_\_\_\_ Approved to issue per the listed conditions.
- \_\_\_\_\_ Do not issue per the listed conditions.
- \_\_\_\_\_ Approved to construct foundation only per the listed conditions.
- \_\_\_\_\_ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

_____	_____
Signature of Applicant	Date

_____	_____
Print Applicant Name	CompanyName

***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.***