



PLAN REVIEW CONDITIONS

February 23, 2017

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

Permit No: PRCOM20170397
Project Title: RESIDENCES AT ECHELON - BUILDING #1
Project Address:
Parcel Number:
Location:
Type of Work: NEW MULTI-FAMILY
Occupancy Group: RESIDENTIAL, MULTI-FAMILY
Description: NEW 3 STORY APARTMENT 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	Pending
Fire Plan Review	Reviewed By: Joe Dir	Rejected

1. REVISE HYDRANT LOCATIONS FOR BUILDINGS 1,2,6,8

903.3.7 Fire department connections.

The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Stroz type fitting and located within 100 feet of a fire hydrant. or as approved by the code official.

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. (BUILDINGS 1-8)

HAVE FIRE ALARM SYSTEM CONTRACTOR PROVIDE SHOP DRAWINGS FOR THE FIRE ALARM SYSTEM TO BE INSTALLED. (INFORMATION PURPOSES)

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).

(BUILDINGS 1-8)

POST THE NUMERIC ADDRESS ON ALL FOUR SIDES OF THE BUILDING IN A CONTRASTING COLOR TO THE BACKGROUND. ADDRESSES SHALL BE READABLE FROM THE ROADWAY.

(VERIFIED AT INSPECTION)

4. 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.

(BUILDINGS 1-8)

PLANS MENTIONED A SUPRA LOCK BOX, NO INFORMATION PROVIDED ABOUT THIS TYPE OF BOX. AUTHORITY HAVING JURISDICTION REQUIRES A KNOX BOX TO BE INSTALLED. A KNOX BOX CAN BE OBTAINED ON LINE AT knoxbox.com

THE KNOX BOX IS TO BE MOUNTED ON THE EXTERIOR OF THE BUILDING APPROXIMATELY 5-6 FEET ABOVE THE FIRE DEPARTMENT CONNECTION.

(INFORMATION PURPOSES)

5. 2006 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.

(BUILDINGS 1-8)

HAVE THE FIRE SPRINKLER SYSTEM CONTRACTOR PROVIDE SHOP DRAWINGS FOR THE FIRE SPRINKLER SYSTEM TO BE INSTALLED.

(INFORMATION PURPOSES)

6. 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.

(BUILDINGS 1-8)

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

(INFORMATION PURPOSES)

7. (BUILDINGS 1-8)

PROVIDE A DOOR HARDWARE SCHEDULE WITH THE FOLLOWING INFORMATION:

(1) ARE THE BUILDING ACCESS DOORS GOING TO BE SECURED

[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.

(2) NO KEYED LOCKS ON A MARKED EXIT

[B] 1008.1.10 Panic and fire exit hardware.

Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.

Exception: A main exit of a Group A occupancy in compliance with Section 1008.1.9.3, Item 2.

Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet (1829 mm) wide that contain overcurrent devices, switching devices or control devices with exit or exit access doors shall be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel.

[B] 1008.1.10.1 Installation.

Where panic or fire exit hardware is installed, it shall comply with the following:

1. Panic hardware shall be listed in accordance with UL 305;
2. Fire exit hardware shall be listed in accordance with UL 10C and UL 305;
3. The actuating portion of the releasing device shall extend at least one-half of the door leaf width;
and
4. The maximum unlatching force shall not exceed 15 pounds (67 N).

STAIRWAY DOORS:

[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.

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

(BUILDINGS 1-8)

PROVIDE 2A-10BC FIRE EXTINGUISHERS FOR EACH APARTMENT AND THE CORRIDORS ON ALL FLOORS. (VERIFIED AT INSPECTION)

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.

(BUILDINGS 1-8)

MOUNT THE FIRE EXTINGUISHER IN THE APARTMENTS IN A EASILY ACCESSABLE LOCATION.

MOUNT THE FIRE EXTINGUISHERS IN THE CORRIDORS AT EACH STAIRWAY ACCESS DOOR ON ALL FLOORS. (VERIFIED AT INSPECTION)

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.