



FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

May 16, 2017

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

Permit No: PRCOM20170394
Project Title: RESIDENCES AT ECHELON - CLUBHOUSE
Project Address: 3500 SW HOLLYWOOD DR
Parcel Number:
Location:
Type of Work: NEW COMMERCIAL
Occupancy Group:
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

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. 2012 IFC 1004.3- Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

ACTION REQUIRED: (verified at inspection)

POST THE OCCUPANT LOAD ON ALL LEVELS OF THE CLUBHOUSE.

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).

ACTION REQUIRED: (verified at inspection)

POST THE NUMERIC ADDRESS ON THE EXTERIOR OF THE BUILDING IN A CONTRASTING COLOR TO THE BACKGROUND. ADDRESS SHALL BE READABLE FROM THE ROADWAY.

3. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

ACTION REQUIRED: (verified at inspection)

PROVIDE A MINIMUM OF ONE 2A-10BC FIRE EXTINGUISHER FOR EVERY 3,000 SQ FT. ON EACH LEVEL OF THE CLUBHOUSE.

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.

ACTION REQUIRED: (verified at inspection)

MOUNT THE FIRE EXTINGUISHERS ACCORDING TO SHEETS A7.01 AND A7.02

5.

[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.

ACTION REQUIRED: (verified at inspection)

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

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

1. 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.

4/25/17 - acknowledged in letter

2. 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.

4/25/17 - acknowledged in letter

3. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Comment is for informational purposes.

4/25/17 - Total price for project provided. We need a breakdown per structure.

4. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Provide truss packages or request deferral.

4/25/17 - deferred per request

5. 2012 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

4/25/17 - acknowledged in letter

6. Unified Development Ordinance Article 7, Section 7.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened per referenced UDO section.

4/25/17 - clarified in letter - to be field verified

8. 2012 IBC 1004.3 - Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

Action required:

4/25/17 - acknowledged in letter - to be field verified

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.