



FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

May 17, 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: 3510 SW HOLLYWOOD DR
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

Fire Plan Review

Reviewed By: Joe Dir

Rejected

1. ACTION REQUIRED:

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. (BLDS 1-8)

ACTION REQUIRED: (information purposes)

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

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).

(BLDGS 1-8)

ACTION REQUIRED: (verified at inspection)

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.

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.

ACTION REQUIRED: (information purposes)

(BLDGS 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.

5. 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.

ACTION REQUIRED: (information purposes)

(BLDGS 1-8)

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

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.

ACTION REQUIRED: (information purposes)

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.

8. 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)

(BLDGS 1-8)

PROVIDE 2A-10BC FIRE EXTINGUISHERS FOR EACH APARTMENT AND THE CORRIDORS ON ALL FLOORS

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.

ACTION REQUIRED: (verified at inspection)

(BLDGS 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)

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. Provide separate cost each structure.

4/25/17 - Acknowledged

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

Action required: Provide floor and roof truss packages or request deferral. (Applies to all apartment buildings, garages, and carports)

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. (this applies to all structures greater than 10,000 s.f.)

4/25/17 - acknowledged in letter

6. For clarity, the plan reviews for all apartment buildings, garages, and carports have been reported upon under this permit number only.

Action required. Comment is for informational purposes only.

4/25/17 - acknowledged in letter

8. 2012 IBC 1003.3.3 - Horizontal projections. Structural elements, fixtures or furnishings shall not project horizontally from either side more than 4 inches over any walking surface between the heights of 27 inches and 80 inches above the walking surface.

Action required: Unit heaters installed at stair landings are limited to 4" deep. Field verify.

4/25/17 - acknowledged in letter - Field verify.

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.