



LEE'S SUMMIT
MISSOURI



FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

July 31, 2017

SGN+A ARCHITECTS
315 W PONCE DE LEON AVE #755
DECATUR, GA 30030

Permit No: PRCOM20172503
Project Title: MERIDIAN AT VIEW HIGH - APARTMENT #1
Project Address: 205 SW KESSLER DR
Parcel Number:
Location: SEC-03 TWP-47 RNG-32---PT SW 1/4 DAF: BEG W COR SEC-03 TH S 87 DEG 16 MIN 13 SEC E 30' TO TRU POB TH S 03 DEG 19 MIN 37 SEC W 944.21' TH S 86 DEG 40 MIN 24 SEC E 1146.1' TH N 03 DEG 19 MIN 37 SEC E 956.15' TH N 87 DEG 16 MIN 13 SEC W 1146.16' TO TRU POB
Type of Work: NEW MULTI-FAMILY
Occupancy Group: RESIDENTIAL, MULTI-FAMILY
Description: NEW 2 STORY APARTMENT WITH PARKING GARAGES BENEATH

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. 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. ACTION REQUIRED:(information purposes)
Have the fire alarm system contractor provide shop drawings for the fire alarm systems to be installed.

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) (ALL APARTMENT BUILDINGS)

Address all apartment buildings with their numeric address at each entrance into the building. Address shall be readable from the roadway.

3. 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) (ALL APARTMENT BUILDINGS)

Obtain a Knox box online at knoxbox.com. The box shall be mounted on exterior of each apartment building above the fire Department Connection. approx 5'-6' off finish grade.

4. 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) (ALL APARTMENT BUILDINGS)

Have the fire sprinkler system contractor provide shop drawings for the fire sprinkler system to be installed.

5. 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) (ALL APARTMENT BUILDINGS)

Field tests and acceptance testing shall be required prior to the final occupancy inspection. To schedule testing contact the fire department at 816-969-1300.

6. 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) (ALL APARTMENT BUILDINGS)

Mount fire extinguishers according to plans.

7. Stairway labeling:

ACTION REQUIRED:(verified at inspection) (ALL APARTMENT BUILDINGS)

Label each floor level at each stairway landing.

8. Civil drawings:

ACTION REQUIRED:(ALL COMPLEX BUILDINGS)

Provide civil drawings for the apartment complex showing fire hydrants in conjunction with the FDC's. FDC's shall be located within 100' of a fire hydrant.

9. Electrical grounding:

ACTION REQUIRED: (ALL APARTMENT BUILDINGS)

Plan sheet E4.01 drawing #3. Shows electrical bonding/grounding to the fire line.

No bonding or grounding of electrical to a fire line. NFPA 13 10.6.8

10. Locks

ACTION REQUIRED: electronic lock /card reader drop-off (ALL APARTMENT BUILDINGS)

[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.

[B] 1008.1.9.9 Electromagnetically locked egress doors.

Doors in the means of egress in buildings with an occupancy in Group A, B, E, M, R-1 or R-2, and doors to tenant spaces in Group A, B, E, M, R-1 or R-2, shall be permitted to be electromagnetically locked if equipped with listed hardware that incorporates a built-in switch and meet the requirements below:

1. The listed hardware that is affixed to the door leaf has an obvious method of operation that is readily operated under all lighting conditions.
2. The listed hardware is capable of being operated with one hand.
3. Operation of the listed hardware directly interrupts the power to the electromagnetic lock and unlocks the door immediately.
4. Loss of power to the listed hardware automatically unlocks the door.
5. Where panic or fire exit hardware is required by Section 1008.1.10, operation of the listed panic or fire exit hardware also releases the electromagnetic lock.

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.

