



## FIRE DEPARTMENT

### PLAN REVIEW CONDITIONS

August 01, 2017

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

Permit No: PRCOM20172500  
Project Title: MERIDIAN AT VIEW HIGH - CLUBHOUSE  
Project Address: 201 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 COMMERCIAL  
Occupancy Group:  
Description: NEW CLUBHOUSE WITH DOG GROOMING AND GYM

***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 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)

Address shall be readable from the roadway.

2. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.  
Provide a minimum of one 2A-10BC fire extinguisher on each level of the building. Fire extinguishers shall be mounted on a normal path of travel close to an exit.

3. Door operations:

ACTION REQUIRED: No keyed locks on the egress side of an exit

B] 1008.1.9 Door operations.

Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

ACTION REQUIRED: controlled access card readers

[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.

4. 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:

figure and post the occupant loads for the theatre, lounge and fitness areas

5. Civil plans:

ACTION REQUIRED:

Provide civil plans showing the location of fire hydrants.

507.5.1 Where required.

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

***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.*