



FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

September 29, 2017

TEVIS ARCHITECTS
8725 ROSEHILL ROAD #400
LENEXA, KS 66215

Permit No: PRCOM20173222
Project Title: COLEMAN EQUIPMENT
Project Address: 4101 NE LAKEWOOD WAY, LEES SUMMIT, MO 64064
Parcel Number: 43540012101300000
Location: SEC-08 TWP-48 RNG-31---PT NE 1/4 SE 1/4 DAF: BEG SE COR LOT 5 LAKEWOOD BUSINESS PARK LOTS 1-8 TH S 02 DEG 32 MIN 02 SEC W ALG E LI SEC-08 385.90' TO TRU POB TH N 88 DEG 07 MIN 12 SEC W 646.73' TH S 02 DEG 32 MIN 02 SEC W 302.32' TO PT ON N LI LAKEWOOD WAY TH ALG CURV LF 206' MOL TH S 88 DEG 07 MIN 12 SEC E 439' MOL TH N 21 DEG 03 MIN 43 SEC E 61' MOL TH ALG E LI SD SEC-08 327' MOL TO TRU POB
Type of Work: NEW COMMERCIAL
Occupancy Group: MERCANTILE
Description: NEW BUILDING FOR SALES OF TRACTOR & EQUIPMENT PARTS INCLUDING MAINTENANCE BAYS AND VEHICLE WASH

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.

Development Services Department (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 407.2- Material Safety Data Sheets. Material Safety Data Sheets (MSDS) for all hazardous materials shall be readily available on the premises.

ACTION REQUIRED:(information purposes)

Building manager/owner shall provide data sheets with information on all solvents, cleaners, oils and or fuels to be utilized in the shop area.

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)

The numeric address shall be readable from the addressed roadway (Lakewood Way)

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:(verified at inspection)

Knox box can be obtained on line at knoxbox.com. The knox box shall be mounted on a exterior wall by 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:

Have the fire sprinkler system contractor provide shop drawings for approval of 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)

field tests and acceptance testing will be required prior to the final occupancy inspection. contact the fire department to schedule tests. (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)

provide and install fire extinguishers according to plans.

7. Civil plans

ACTION REQUIRED: provide civil plans showing the FDC location in comparison to the fire hydrant location. There shall to be a fire hydrant within 100' of the FDC.

8. Hazardous Materials

ACTION REQUIRED:

Provide information on the quantities of new oil, waste oil, hydraulic oils and other bulk storage of hazardous materials that will be utilized in the shop.

10. NFPA 704 placarding

ACTION REQUIRED:(verified at inspection)

all storage areas, areas of use and doors leading into these areas shall be labeled with a NFPA 704 hazardous materials placard indicating the hazard ratings of the materials in those areas and building.

11. Duct detection

ACTION REQUIRED:Duct detection required for AHU's producing over 2,000 cfm

907.3.1 Duct smoke detectors.

Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

12. 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 approval of the fire alarm system to be installed.

13. 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.

14. Emergency lighting

ACTION REQUIRED:

Plans don't show a lighting plan for the mezzanine,
provide emergency lighting for the mezzanine and the stairway for the mezzanine.

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 Development Services Department shall not be construed as a structural review of the project.