



FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

October 04, 2017

SFCS ARCHITECTS
1927 SOUTH TRYON ST, SUITE 207
CHARLOTTE, NC 28203

Permit No: PRCOM20173278
Project Title: JOHN KNOX VILLAGE ASTORIA BUILDING RENOVATION
Project Address: 1706 NW OBRIEN RD, LEES SUMMIT, MO 64081
Parcel Number: 62120019200000000
Location: REPLAT JOHN KNOX RETIREMENT VILLAGE 12TH PLAT LOTS F & G---LOT F
Type of Work: ALTERATION COMMERCIAL
Occupancy Group: INSTITUTIONAL, SUPERVISED ENVIRONMENT
Description: ALTER BUILDING FROM SENIOR APARTMENTS TO ASSISTED CARE - INCLUDES NEW STAIRWAYS

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

Approved with Conditions

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 approval of any modifications to be done to the fire alarm system.

2. 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)

Have the fire sprinkler system contractor provide shop drawings for approval of any modifications to be done to the fire sprinkler system.

3. 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)

If any fire alarm system devices are added, moved, relocated or replaced in the residences or corridors during the renovation process an acceptance test will be required prior to the final occupancy inspection. Contact the fire department to schedule testing (816)969-1300.

4. 2012 IFC 901.6- Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Not required fire protection systems and equipment shall be inspected, tested and maintained or removed.

ACTION REQUIRED:(verified at inspection)

The existing fire sprinkler system shall be current with all required service and maintenance. A current service tag shall be posted on the systems riser.

5. Restrooms

ACTION REQUIRED:(information purposes)

If fire sprinklers are not already existing in the bathrooms to be renovated, the new square footage puts them at 55 square feet which NFPA 13R requires them to have sprinklers installed.

6. Emergency lighting

ACTION REQUIRED:(information purposes)

Maintain all emergency lighting throughout the corridors and stairways during all construction phases.

7. Fire extinguishers

ACTION REQUIRED:(information purposes)

Maintain fire extinguishers in the corridors. If moved during construction they shall be replaced prior to the final occupancy inspection.

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.