

# **FIRE DEPARTMENT**

# PLAN REVIEW CONDITIONS

May 08, 2018

ROSEMANN & ASSOCIATES 1526 GRAND BLVD KANSAS CITY, MO 64108

Permit No:	PRCOMCOM20181274
Project Title:	KESSLER RIDGE APARTMENTS
Project Address:	451 SW LONGVIEW BLVD, LEES SUMMIT, MO 64081
Parcel Number:	6242029030000000
Location:	MINOR PLAT OF FASCINATION AT NEW LONGVIEW LOTS 1 & 2LOT 2
Type of Work:	NEW MULTI-FAMILY
Occupancy Group:	RESIDENTIAL, MULTI-FAMILY
Description:	NEW APARTMENT BUILDING WITH LOWER LEVEL PARKING

# 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.

Building Plan Review	Reviewed By: Joe Frogge	Rejected
Development Services Department	(816) 969-1200	Fire Department (816) 969-1300

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.

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.

3. Elevator Safety Act and Rules 701.361 - Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

Action required: Comment is for informational purposes.

4. Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

Action required: Comment is for informational purposes.

5. Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector. Contact the Lee's Summit Codes Administration.

Action required: Comment is for informational purposes.

6. 2012 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Action required: Provide soils report to justify design assumption of soil bearing capacity greater than 2,000psf.

7. 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.

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

Action required: Submit truss package or request deferral.

9. Pool plans not submitted.

Action required: Submit pool construction plans or request deferral. Pool must comply with Lee's Summit Code of Ordinances 7-233.

10. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Update code analysis to reflect the following:

- Parking underneath R must be construction Type I or IV to meet requirements of 510.4. Otherwise the horizontal assembly would need to be 3 hours and Type IA per 510.2

- Area increases not allowed with 13R system

- Provide square footage information for separate fire areas

- Frontage increase percentages to be calculated per fire area. i.e. you won't get the full .75

11. 2012 IBC 1015.1 – Exits or exit access doorways from spaces. Two exits or exit access doorways from any space shall be provided where one of the following conditions exists: 1. The occupant load of the space exceeds one of the values in Table 1015.1. 2. The common path of egress travel exceeds one of the limitations of Section 1014.3. 3. Where required by Section 1015.3, 1015.4, 1015.5 or 1015.6. Where a building contains mixed occupancies, each individual occupancy shall comply with the applicable requirements for that occupancy. Where applicable, cumulative occupant loads from adjacent

occupancies shall be considered in accordance with the provisions of Section 1004.1.

Action required: Provide additional exit our of lower level storage room #052 as the common path of travel has been exceeded per table 1014.3.

12. 2012 IBC 602.1 – General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire-resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection of openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

Actions required:

- Easternmost exterior wall to be fire rated per Table 602 due to fire separation distance from townhouse #5.

- Columns depicted in detail 10/A-501 must be protected with 1 hour barrier.

- Columns at Vestibule 161 must be protected with 1 hour barrier.

(note: these comments not to be considered as all-inclusive - all structural elements to be protected)

14. Unified Development Ordinance Article 7, Section 7.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened per referenced UDO section.

15. Balcony structures not submitted.

Action required: Submit complete balcony structural drawings or request deferral.

16. ICC A117.1-2009 604.3.1 – Clearance width. Clearance around a water closet shall be 60 inches minimum in width, measured perpendicular from the sidewall.

Action required: Modify restrooms 167A, 167B, & 352 to comply. Must be accessible per IBC 1109.2.

17. ICC A117.1-2009 Section 902.4 Height. The tops of dining surfaces and work surfaces shall be 28 inches minimum and 34 inches maximum in height above the floor.

Action required: Modify cabinetry in conference room 163C as well as counters at patio kitchen to comply. ref: 8/A-706 & 11-14/A-705

18. 2012 IMC 403.3 Outdoor airflow rate. Ventilation systems shall be designed to have the capacity to supply the minimum outdoor airflow rate determined in accordance with this section. The occupant load utilized for design of the ventilation system shall not be less than the number determined from the estimated maximum occupant load rate indicated in Table 403.3. Ventilation rates for occupancies not represented in Table 403.3 shall be those for a listed occupancy classification that is most similar in terms of occupant density, activities and building construction; or shall be determined by an approved engineering analysis. The ventilation system shall be designed to supply the required rate of ventilation air continuously during the period the building is occupied, except as otherwise stated in other provisions of the code. (see code section for smoking requirements and exception)

Table 403.3 Footnote h. For nail salons, each nail station shall be provided with a source capture system capable of exhausting not less than 50 cfm.

Action required: Source capture systems required at pedicure and manicure stations. (ceiling mounted not acceptable - must be immediately adjacent to work)

## 19. 2012 IPC 918.1 General. (as amended by LSCO 7-412)

Section 918.1 is hereby amended to read as follows: Air admittance valve are only allowed when approved by the Administrative Authority. Vent systems utilizing air admittance valves shall comply with this section. Stack-type air admittance valves shall conform to ASSE 1050. Individual- and branch-type air admittance valves shall conform to ASSE 1051.

Action required: Air admittance valves not allowed.

20. 2012 IPC 1101.3 Prohibited drainage. (as amended by LSCO 7-414) Storm water shall not be drained into sewers intended for sewage only. Sanitary sewer systems shall be designed, built and maintained in such a manner to prevent all storm or ground water from draining, discharging or entering into the sanitary sewer system. Connection of sump pumps, foundation drains, yard drains, gutter downspouts and any other storm water drainage receptacle(s) or system(s) are specifically prohibited from being connected to the sanitary sewer system.

Action required: Elevator sump piping shall not discharge into sanitary system.

21. 2012 IPC 708.3.5 Building drain and building sewer junction. There shall be a cleanout near the junction of the building drain and the building sewer. The cleanout shall be either inside or outside the building wall and shall be brought up to the finished ground level or to the basement floor level. (see code for additional information)

Action required: Provide cleanout near sewer exit from structure.

22. 2012 IPC 708.3.4 Base of stack. A cleanout shall be provided at the base of each waste or soil stack.

Action required: Provide cleanouts at base of stacks.

23. 2012 IBC 1006.3 - Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply illuminate all of the following areas: 1. Aisles and unenclosed egress stairways in rooms and spaces that required two or more means of egress. 2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits. 3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits. 4. Interior exit discharge elements, as permitted in Section 1027.1, in buildings required to have two or more exits. 5. Exterior landings as required by Section 1008.1.6 for exit discharge doorways in buildings required to have two or more exits. The emergency power system shall provide power for duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702.

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accomplished for buildings required to have two or more exits.

4. Interior exit discharge elements, as permitted in Section 1027.1, in buildings required to have two or more exits.

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Action required: Provide emergency lighting at exterior side of exit discharges.

24. 2012 IBC 1013.6 Mechanical equipment. Guards shall be provided where appliances, equipment, fans, roof hatch openings or other components that require service are located within 10 feet of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches above the floor, roof or grade below. The guard shall be constructed so as to prevent the passage of a sphere 21 inches in diameter. The guard shall extend not less than 30 inches beyond each end of such appliance, equipment, fan, or component.

Action required: Provide guarding on roof where equipment is within 10' of edge. (unclear if parapet fully protects from fall)

25. 2011 NEC Article 110.26 (C) (2) Large Equipment. For equipment rated 1200 amperes or more and over 6 feet wide that contains overcurrent devices, switching devices, or control devices, there shall be on entrance to and egress from the required working space not less than 24" wide and 6'6" high at each end to the working space. A single entrance to and egress from the required working space shall be permitted where either of the conditions in 110.26(C)(2)(a) or (C)(2)(b) is met.

(a) Unobstructed Egress. Where the location permits a continuous and unobstructed way of egress travel, a single entrance to the working space shall be permitted.

(b) Extra Working Space. Where the depth of the working space is twice that required by 110.26(A)(1), a single entrance to the working space shall be permitted. It shall be located such that the distance from the equipment to the nearest edge of the entrance is not less than the minimum clear distance specified in Table 110.26(A)(1) for equipment operating at that voltage and in that condition.

110.26 (C)(3) Personnel Doors. Where equipment rated 1200 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 25 feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic bars, pressure plates or other devices that are normally latched but open under simple pressure.

Action required: Provide 2 exits out of electrical equipment rooms. Doors shall swing outward and have panic hardware.

26. 2012 IBC Exit Signs 1011.1 Where Required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit of the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. (see code section for exceptions)

Action required: Provide exit signs at 2nd exit out of South Lobby 160 and Patio 350.

27. 2011 NEC Article 210.52 (A) General Provisions. In every kitchen, family room, dining room, living room, parlor, library, den, sunroom, bedroom, recreation room, or similar room or area of dwelling units, receptacle outlets shall be installed in accordance with t he general provisions specified in 210.52(A)(1)

through (A)(3).

(1) Spacing. Receptacles shall be installed such that no point measured horizontally along the floor line of any wall space is more than 6 feet from a receptacle outlet.

(2) Wall Space. As used by this section, a wall space shall include the following:

(a) Any space 2 feet or more in width (including space measured around corners) and unbroken along the floor line by doorways and similar openings, fireplaces, and fixed cabinets

(b) The space occupied by fixed panels in exterior walls, excluding sliding panels.

(c) The space afforded by fixed room dividers, such as freestanding bar-type counters or railings.

Action required: Additional receptacles required in apartment. Reference locations >2' in length. (Entryways, living rooms near exit to patio, etc)

28. 2011 NEC 210.8 (A) Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(A)(1) through (8) shall have ground-fault circuit-interrupter protection for personnel.

(6) Kitchens – where the receptacles are installed to serve the countertop surfaces

Action required: Modify drawings to show that all kitchen countertop receptacles will be GFCI protected.

#### **Fire Plan Review**

**Reviewed By: Joe Dir** 

Rejected

Final Development plan
 ACTION REQUIRED:
 Final development plan shall be approved

2. 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: (veriifed at inspection)

Post the occupant load in all assembly areas. Pool deck area, patio areas on the 2nd and 3rd floors.

3. 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 engineered stamped shop drawings of the fire alarm system to be installed.

4. 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: (veriifed at inspection)

All accessable sides of the apartment buildings will be required to be addressed at each access entrance. addresses shall be readable from the roadway.

APARTMENT ADDRESSING ACTION REQUIRED:(veriifed at inspection) Address apartments according to plan sheet G.101

5. 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. Kox box shall be mounted on the exterior wall ablove the fire department connection approximately 5'-6' above the finish grade.

506.1.2 Key boxes for nonstandardized fire service elevator

keys. Key boxes provided for nonstandardized fire service elevator keys shall comply with Section 506.1 and all of the following:

1. The key box shall be compatible with an existing rapid entry key box system in use in the jurisdiction and approved by the fire code official.

2. The front cover shall be permanently labeled with the words "Fire Department Use Only—Elevator Keys."

3. The key box shall be mounted at each elevator bank at the lobby nearest to the lowest level of fire department access.

4. The key box shall be mounted 5 feet 6 inches (1676 mm) above the finished floor to the right side of the elevator bank.

5. Contents of the key box are limited to fire service elevator keys. Additional elevator access tools, keys and information pertinent to emergency planning or elevator access shall be permitted when authorized by the fire code official.

6. In buildings with two or more elevator banks, a single key box shall be permitted to be used when such elevator banks are separated by not more than 30 feet (9144 mm). Additional key boxes shall be provided for each individual elevator or elevator bank separated by more than 30 feet (9144 mm). ACTION REQUIRED:

knox box and elevator key boxes can be obtain online at knobox.com

6. 2012 IFC 508.5.1 -Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet 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. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

ACTION REQUIRED:

Additional fire hydrants required for the development.

NUMBER OF FIRE HYDRANTS

C103.1 Fire hydrants available. The minimum number of fire hydrants available to a building shall not be less than that listed in Table C105.1. The number of fire hydrants available

to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table C105.1 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.

7. 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 engineered stamped shop drawings of the fire sprinkler system to be installed.

STANDPIPE CONNECTIONS

ACTION RERQUIRED: (information purposes)

Class 1 standpipe system will be required with 2 1/2" hose valves in all stairways on each floor level at each landing.

FIRE DEPARTMENT CONNECTION

ACTION REQUIRED:

Relocate the fire department connection to the front of the building by location of the fire sprinkler room within 100' of a fire hydrant. The Fire Department Connection shall be a 4" storz fitting.

8. 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 testing.

ACTION REQUIRED: (information purposes)

Field tests and acceptance testing of the fire sprinkler, fire alarm and kitchen hood systems will be required prior to the final occupancy inspection. Contact the fire department to schedule testing.(816)969-1300

9. Turning radius

ACTION REQUIRED:

As requested by the development plan reasses access based on the turing radus of a 47" aerial apparatus with a 22" wheel base.

10. Fire Lanes

ACTION REQUIRED:

No parking signs shall be posted on both sides of access roadways.

D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure

D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted

on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

11. Water Supply

ACTION REQUIRED:

As requesterd by the development plan, a water supply study is needed to determine the needed water flow for the development.

# 12. Floor designation

ACTION REQUIRED:(veriifed at inspection)

[B] 1022.9 Stairway identification signs. A sign shall be provided at each floor landing in an interior exit stairway and ramp connecting more than three stories designating the floor level, the terminus of the top and bottom of the interior exit stairway and ramp and the identification of the stair or

ramp. The signage shall also state the story of, and the direction to, the exit discharge and the availability of roof access from the interior exit stairway and ramp for the fire department.

The sign shall be located 5 feet (1524 mm) above the floor landing in a position that is readily visible when the doors are in the open and closed positions. In addition to the stairway identification sign, a floor-level sign in raised characters and Braille complying with ICC A117.1 shall be located at each floor-level landing adjacent to the door leading from the interior exit stairway and ramp into the corridor to identify the floor level.

[B] 1022.8 Discharge identification. An interior exit stairway and ramp shall not continue below its level of

exit discharge unless an approved barrier is provided at the level of exit discharge to prevent persons from unintentionally continuing into levels below. Directional exit signs shall be provided as specified in Section 1011.

# 13. Stairway doors

ACTION REQUIRED:

[B] 1008.1.9.11 Stairway doors. Interior stairway means of egress doors shall be openable from both sides without the use of a key or special knowledge or effort.

# 14. Controlled access egress

ACTION REQUIRED:

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 thefollowing criteria:

 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.
 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.

15. Exit signage

ACTION REQUIRED:

provide additional exit signage in the lower level garage areas, and lower level south stairway

# 16. duct detection

ACTION REQUIRED:

provide duct detection as needed [M] 907.2.13.1.2 Duct smoke detection. Duct smoke detectors complying with Section 907.3.1 shall be located as follows: 1. In the main return air and exhaust air plenum of each air-conditioning system having a

capacity greater than 2,000 cubic feet per minute (cfm) (0.94 m3/s). Such detectors shall be located in a serviceable area downstream of the last duct inlet.

2. At each connection to a vertical duct or riser serving two or more stories from a return air duct or plenum of an air-conditioning system In Group R-1 and R-2 occupancies, a smoke detector is allowed to be used in each return air riser carrying not more than 5,000 cfm (2.4 m3/s) and serving not more than 10 air-inlet openings.

Duct Detection to be monitored

ACTION REQUIRED:

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.

Exceptions:

1. The supervisory signal at a constantly attended location is not required where duct smoke detectors activate the building's alarm notification appliances.

2. In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble.

17. Carbon Monoxide Detection ACTION REQUIRED: Carbon monoxide detection to be installed according to NFPA 720

18. 2012 IFC 609.2- Where required. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors. ACTION REQUIRED:

Provide manufacturers specs on the Type 1 kitchen hood system, supression system, and exhaust duct system

19. 2012 IFC 904.11.5- Portable fire extinguishers for commercial cooking equipment. Portable fire extinguishers shall be provided within a 30-foot (9144 mm) travel distance of commercial-type cooking equipment. Cooking equipment involving vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher.

ACTION REQUIRED:

Provide a k-class extinguisher to be installed in the kitchen area with the type-1 hood system.

20. 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:

Provide fire extinguishers in the corridors according to the plans and as specified below. PORTABLE FIRE EXTINGUISHERS

906.1 Where required. Portable fire extinguishers shall be

installed in the following locations.

1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.

Exception: In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C.

2. Within 30 feet (9144 mm) of commercial cooking equipment.

3. In areas where flammable or combustible liquids are stored, used or dispensed.

4. On each floor of structures under construction, except

Group R-3 occupancies, in accordance with Section 3315.1.

5. Where required by the sections indicated in Table 906.1.

6. Special-hazard areas, including but not limited to laboratories,

computer rooms and generator rooms, where required by the fire code official.

### Building Plan Review

**Reviewed By: Joe Frogge** 

Pending

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9. Pool plans not submitted.

Action required: Submit pool construction plans or request deferral. Pool must comply with Lee's Summit Code of Ordinances 7-233.

10. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Update code analysis to reflect the following:

- Parking underneath R must be construction Type I or IV to meet requirements of 510.4. Otherwise the horizontal assembly would need to be 3 hours and Type IA per 510.2

- Area increases not allowed with 13R system
- Provide square footage information for separate fire areas
- Frontage increase percentages to be calculated per fire area. i.e. you won't get the full .75

11. 2012 IBC 1015.1 – Exits or exit access doorways from spaces. Two exits or exit access doorways from any space shall be provided where one of the following conditions exists: 1. The occupant load of the space exceeds one of the values in Table 1015.1. 2. The common path of egress travel exceeds one of the limitations of Section 1014.3. 3. Where required by Section 1015.3, 1015.4, 1015.5 or 1015.6. Where a building contains mixed occupancies, each individual occupancy shall comply with the applicable requirements for that occupancy. Where applicable, cumulative occupant loads from adjacent occupancies shall be considered in accordance with the provisions of Section 1004.1.

Action required: Provide additional exit our of lower level storage room #052 as the common path of travel has been exceeded per table 1014.3.

12. 2012 IBC 602.1 – General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire-resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection of openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

Actions required:

- Easternmost exterior wall to be fire rated per Table 602 due to fire separation distance from townhouse #5.

- Columns depicted in detail 10/A-501 must be protected with 1 hour barrier.

- Columns at Vestibule 161 must be protected with 1 hour barrier.

(note: these comments not to be considered as all-inclusive - all structural elements to be protected)

13. Unified Development Ordinance Article 7, Section 7.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened per referenced UDO section.

14. Balcony structures not submitted.

Action required: Submit complete balcony structural drawings or request deferral.

15. ICC A117.1-2009 604.3.1 – Clearance width. Clearance around a water closet shall be 60 inches minimum in width, measured perpendicular from the sidewall.

Action required: Modify restrooms 167A, 167B, & 352 to comply. Must be accessible per IBC 1109.2.

16. ICC A117.1-2009 Section 902.4 Height. The tops of dining surfaces and work surfaces shall be 28 inches minimum and 34 inches maximum in height above the floor.

Action required: Modify cabinetry in conference room 163C as well as counters at patio kitchen to comply. ref: 8/A-706 & 11-14/A-705

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.