



LEE'S SUMMIT
MISSOURI



FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

August 17, 2018

NSPJ ARCHITECTS
3515 W 75TH ST, SUITE 201
PRAIRIE VILLAGE, KS 66208

Permit No: PRCOM20182604
Project Title: SUMMIT SQUARE APARTMENTS PHASE II - BUILDING #1
Project Address: 837 NW DONOVAN RD, LEES SUMMIT, MO 64086
Parcel Number: 52900035700000000
Location: SUMMIT ORCHARD FIRST PLAT LOTS 1-4 & TRACT A---LOT 2
Type of Work: NEW MULTI-FAMILY
Occupancy Group: RESIDENTIAL, MULTI-FAMILY
Description: 4 STORY APARTMENT BUILDING WITH LEASING OFFICE AND FULL SERVICE CLUBHOUSE

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

1. This plan review covers all structures for this project although each structure will be assigned an individual permit number.

Action required: Comment is for informational purposes.

2. 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.

3. The project cost, which is used to establish the permit fee, has not been provided for all structures.

Provide cost estimates for each of the following:

- Detached garages
- Detached carports
- Pool
- Trash enclosure/compactor

4. 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.

5. For the Health Department review of pool contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 847-7070. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is for informational purposes.

6. For the Health Department inspection of pool contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is for informational purposes.

7. 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.

8. 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.

9. 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.

10. 2012 IMC 507.2 Where Required. A Type I or Type II hood shall be installed at or above all commercial cooking appliances in accordance with Sections 507.2.1 and 507.2.2. Where any cooking appliance under a single hood requires a Type I hood, a Type I hood shall be installed. Where a Type II hood is required, a Type I or Type II hood shall be installed. Exception: Where cooking appliances are equipped with integral down-draft exhaust systems and such appliances and exhaust systems are listed and labeled for the application in accordance with NFPA 96, a hood shall not be required at or above them.

Action required: Provide letter from building owner describing use of cooking appliances in Building # 1 Community Room.

11.

12.

Fire Plan Review

Reviewed By: Joe Dir

Rejected

1. This plan review covers all structures for this project although each structure will be assigned an individual permit number.

Action required: Comment is for informational purposes.

2. 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 Bldg1-5)

MSDS shall be maintained on the premises of all chemicals to be used on site.

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 Bldg1-5)

Have the Fire alarm system contractor provide shop drawings of the fire alarm system to be installed.

4. 2012 IFC 407.3- Identification. Individual containers of hazardous materials, cartons or packages shall be marked or labeled in accordance with applicable federal regulations. Buildings, rooms and spaces containing hazardous materials shall be identified by hazard warning signs in accordance with Section 2703.5.

ACTION REQUIRED:(verified at inspection Bldg 1-5)

All rooms, areas ,buildings storing pool chemicals and or other types of acids, solvents, chemicals or fuels shall be posted with the NFPA 704 placard with the MSDS hazard ratings on the placard.

5. 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 buildings 1-5 shall be addressed at all entrances to the building. Addressing shall be readable from the roadway.

6. 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 knox boxes for buildings 1-5 and elevators can be obtained at knoxbox.com

7. 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: (bldg-1 community space)

Type-1 hood and suppression system required for the stove located in the community space A7.03

8. 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 Bldg1-5)

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

9. 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 Bldg 1-5)

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

10. 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:(verified at inspection Bldg-1)

Provide one K-class fire extinguisher for the community space, to be mounted within 30" of the kitchen hood.

11. 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 Bldg 1-5)

Buildings 1-5 provide fire extinguishers in all corridors on all floors. to be mounted by each stairway door.

12. Firewall

ACTION REQUIRED: Bldg-1

Provide a diagram showing a 2 hour rated wall in the attic, roof/wall detail A4.02

13. Door hardware

ACTION REQUIRED: Building 1-5

Provide information about each buildings entrances access and egress hardware.

14. Exit signage

ACTION REQUIRED: Bldg -1

Stairway 1,2,3,4 doors all floors Right side /left side off center space.

Provide exits signs over all the stairway doors in the corridors where missing on plans. E1.01 - E1-04, E1.11

15. Exit signs

ACTION REQUIRED: Type A,B,C,D bldgs

All stairways, on all floors, provide exit signs over the stairway doors off the corridors.

16. Bldg-1 Center space

ACTION REQUIRED:

Provide exit signs on both sides of the fire doors in the corridors left/right sides.

Provide exit signs over the man doors leading from the center space into the left side and right side corridors. E1.06

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.