



## FIRE DEPARTMENT

### PLAN REVIEW CONDITIONS

October 04, 2018

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

Permit No: PRCOMCOM20183200  
Project Title: JOHN KNOX VILLAGE - VAL 400 (FORMERLY ASTORIA)  
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: NEW COMMERCIAL  
Occupancy Group: INSTITUTIONAL, SUPERVISED ENVIRONMENT  
Description: NEW ASSISTED LIVING FACILITY

***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

#### **Fire Plan Review**

**Reviewed By: Joe Dir**

**Rejected**

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 three sets of (PE STAMPED) shop drawings of the fire alarm system to be installed.

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: (information purposes)  
Have the fire sprinkler system contractor provide 3 sets of (PE STAMPED ) shop drawings 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 of the fire alarm and sprinkler system will be required prior to the final occupancy inspection. Contact the fire department to schedule testing. (816)969-1300.

6. Vehicle impact protection

ACTION REQUIRED: The pedestal Fire Department Connection (FDC) shall be surrounded by vehicle impact protection. IFC 312.

Surround the FDC with impact protection.

Due to the location vehicle impact could come from any direction.

8. Basement door hardware

ACTION REQUIRED: Provide information about basement stairway door #1 A113 & stairway door #2 A133 doors hardware. Cannot be locked from the egress side of the door.

ACTION REQUIRED: Provide information if the basement will remain or be filled in so this condition can be met or can be deleted.

9. Card Reader /Controlled Access

ACTION REQUIRED: (verified at inspection)

Controlled access doors shall meet the requirements under the following IFC section.

[B] 1008.1.9.8 Access-controlled egress doors.

10. Stairway Illumination

ACTION REQUIRED: Provide emergency illumination for the stairways.

ACTION REQUIRED: Provide information if the basement will be filled or remain so this condition for lighting can be met or deleted

11. Exit discharge illumination

ACTION REQUIRED: (verified at inspection)

Provide exterior emergency illumination for the exit discharges.

[B] 1006.1 Illumination required. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied

12. Generator

ACTION REQUIRED: (Verified at inspection)

(1) The generator will provide illumination to all exits and exit discharges, corridors and the fire alarm system.

Engine-driven generators for Fire Alarm Systems

ACTION REQUIRED: Provide information how the generators fuel system will meet the fuel requirements set by NFPA 72 sections 10.6.7.2.1 and 10.6.11.6.2

OPTION: Natural Gas fueled generator

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Approved with Conditions**

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.  
10/3/18 - acknowledged in letter

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.  
10/3/18 - acknowledged in letter

3. 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.  
10/3/18 - acknowledged in letter

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

Action required: Provide truss package or request deferral.  
10/3/18 - deferred

7. ICC A117.1-2009 Section 404.2.3.2 Swinging Doors. Swinging doors shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Provide minimum 18" clearance at latch side of doors at tops of stairs.  
10/3/18 - deferred to later date pending final decision on whether or not to save existing basement. If basement is removed comment is moot. If basement stays a revision will be issued

***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.***