



## FIRE DEPARTMENT

### PLAN REVIEW CONDITIONS

October 16, 2018

ROSE DESIGN BUILD - CHRIS BELL  
15311 WEST 109TH ST  
LENEXA, KS 66219-

Permit No: PRCOM20183519  
Project Title: GOODVETS  
Project Address: 420 SW LONGVIEW BLVD, LEES SUMMIT, MO 64081  
Parcel Number: 62420970100000000  
Location: TOWER PARK COMMERCIAL PHASE 2 LOTS 5-7 & TRS A & B---LOT 7  
Type of Work: NEW TENANT FINISH  
Occupancy Group: BUSINESS  
Description: SMALL ANIMAL HOSPITAL, GROOMING AND BOARDING

***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 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. ACTION REQUIRED:(verified at inspection)  
Address shall be readable from the roadway (Longview Rd)

2. 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 a minimum on two 2A-10BC fire extinguishers. Extinguishers are to be mounted on walls or in extinguisher cabinets on normal paths of travel close to exits

3. Occupant load

ACTION REQUIRED: Plan sheet CS needs to include the omitted areas in the occupant load numbers.  
Animals don't come and go from these areas by themselves.

4. Egress

ACTION REQUIRED: Plan sheet A1.O, Doors 20,21,22 obstruct egress path.

[B] 1003.3.4 Clear width.

Protruding objects shall not reduce the minimum clear width of accessible routes.

[B] 1005.7.1 Doors.

Doors, when fully opened, shall not reduce the required width by more than 7 inches (178 mm). Doors in any position shall not reduce the required width by more than one-half.

5. Door operation

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.

6. AHU Duct detection

ACTION REQUIRED: Provide remote test/alarm stations for the AHU duct detection

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.

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.

7. Medical gases

ACTION REQUIRED: Provide information about if there will be any other medical gases utilized and cylinders stored other than oxygen?

8. 1hr separation required

ACTION REQUIRED: A med gas room is required for the storage and distribution system of the oxygen and or other medical gases. The room shall meet the requirements listed in IFC 2012 sec.5306.2.2

9. piping systems

ACTION REQUIRED: The piping system for the medical gases shall be labeled according to IFC 2012 sec 5303.4.3

10. NFPA placards

ACTION REQUIRED: On the exterior of the building and any room storing or containing hazardous materials (med gases) shall have a NFPA 704 placard posted with the MSDS hazard rating of the material on the placard. A symbol of the type of gases present shall be posted on the storage room and building.

***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.***