



FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

November 02, 2018

DAVIDSON ARCHITECTURE & ENGINEERING
4301 INDIAN CREEK PKWY
OVERLAND PARK, KS 66207

Permit No: PRCOM20183710
Project Title: INTERNATIONAL BUILDERS AND CONSULTANTS, INC (IBC)
Project Address: 2320 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064
Parcel Number: 52240030700000000
Location: LAKEWOOD BUSINESS CENTER ON I-470 LOTS 45B5, 45B6 & 45B7 LOT 45B7
Type of Work: NEW COMMERCIAL
Occupancy Group: STORAGE, LOW HAZARD
Description: NEW WAREHOUSE WITH SOME OFFICE SPACE

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 (12.7 mm).

ACTION REQUIRED: (verified at inspection)

Building address (2320) shall be readable from the roadway (Independence Ave.)

2. 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)

Acceptance testing of the fire alarm system will be required prior to the final occupancy inspection.

4. 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 of one 2A-10BC (5 pound) fire extinguisher for every 3,000 square feet of useable space. The extinguishers shall be mounted on walls or in extinguisher cabinets on a normal path of travel close to exits.

5. General fire protection and life safety requirements.

ACTION REQUIRED:

IFC 2012 3206.2 Extent and type of protection. Where required by Table 3206.2, fire detection systems, smoke and heat removal, draft curtains and automatic sprinkler design densities shall extend the lesser of 15 feet (4572 mm) beyond the high-piled storage area or to a permanent partition. Where portions of high-piled storage areas have different fire protection requirements because of commodity, method of storage or storage height, the fire protection features required by Table 3206.2 within this area shall be based on the most restrictive design requirements.

ACTION REQUIRED: Reference IFC table 3206.2 Option-2 of class I-IV commodity and provide information on how the requirements will be met.

ACTION REQUIRED:

IFC 2012 3206.7 Smoke and heat removal. Where smoke and heat removal are required by Table 3206.2, smoke and heat vents shall be provided in accordance with Section 910. Where draft curtains are required by Table 3206.2, they shall be provided in accordance with Section 910.3.5.

6. Duct detection

ACTION REQUIRED: Duct detection shall comply with the IFC 2012 code requirements. Reference section IFC 2012 907.3.1 Duct smoke detectors.

7. Door hardware

ACTION REQUIRED: Correction needed for the following doors and hardware.

Panic hardware needed for warehouse (door 05)

Panic hardware not required for IT room (door 07)

Panic hardware for entry (door 06) if door 06 is to be secured no keyed locks on the egress side of an exit.

IFC 2012 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.

8. 2012 IFC 506.1.1-Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

ACTION REQUIRED: An electronic controlled gate will require a (knox key switch), a chained gate will require a (knox padlock).

Knox Padlock or Knox key switch can be obtained on line at knoxbox.com

10. 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)

Fuel tank shall be clearly labeled and marked with all appropriate labels, warnings and placards.

11. Emergency shut-off switch

ACTION REQUIRED: Show the location of the emergency shut off switch for the fuel dispensing area.

IFC 2012 2303.2 Emergency disconnect switches. An approved, clearly identified and readily accessible

emergency disconnect switch shall be provided at an approved location to stop the transfer of fuel to the fuel dispensers in the event of a fuel spill or other emergency. An emergency disconnect switch for exterior fuel dispensers shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from, the fuel dispensers. For interior fuel-dispensing operations, the emergency disconnect switch shall be installed at an approved location. Such devices shall be distinctly labeled as: EMERGENCY FUEL SHUTOFF. Signs shall be provided in approved locations.

12. 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)

A Hazardous Materials Permit will be required in order for the fuel tank to be located on the premises. The Haz-Mat permit can be obtained through the Fire Department.

13. Private Fire hydrant

ACTION REQUIRED: (verified at inspection)

The top bonnet portion of the private fire hydrant shall be painted (silver) to designate a private fire hydrant

14. Signs

ACTION REQUIRED: Establish a fire lane for the access roadway to the rear of the building.

IFC 2012 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

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.