

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

March 22, 2019

HOLLIS & MILLER ARCHITECTS  
1828 Walnut, Ste. 920  
Kansas City, MO 64105

Permit No: PRCOM20190589  
Project Title: OUR LADY OF THE PRESENTATION  
Project Address: 150 NW MURRAY RD, LEES SUMMIT, MO 64081  
Parcel Number: 62130010800000000  
Location / Legal: PRESENTATION PARISH LOT 1  
Description:  
Type of Work: ADDITION COMMERCIAL  
Occupancy Group: EDUCATIONAL  
Description: ADDITION OF 2ND AND 3RD FLOOR CLASSROOMS TO EXISTING CHURCH

***Revisions Required***

***One or more departments have not approved the permit and 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 address the comments as requested and provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.***

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Rejected**

1. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)

No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

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. 2012 IBC 1009.3.1 - Construction. Where required, enclosures for exit access stairway shall be constructed in accordance with this section. Exit access stairway enclosures shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies in accordance with Section 711, or both.

**DEVELOPMENT SERVICES**

Action required: Provide 1 hour separation (1009.3.1.2) at exit access stair or provide detailed analysis wherein a lack of fire separation is explicitly excepted.

**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 shop drawings of the modifications to be done to the fire alarm system.

2. 2012 IFC 408.11.2 - Tenant identification. Each occupied tenant space provided with a secondary exit to the exterior or exit corridor shall be provided with tenant identification by business name and/or address. Letters and numbers shall be posted on the corridor side of the door, be plainly legible and shall contrast with their background.

ACTION REQUIRED:(verified at inspection)

Each classroom, mechanical room, storage room, electrical room shall be identified off of the corridor with proper room designation labeling.

3. 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:(verified at inspection)

All gates obstructing any access driveway to the building(s) shall have a knox padlock if it is a swing gate or a knox key switch if it is an electric gate.

both knox padlocks and knox key switches can be obtained online at knobox.com

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 shop drawings of the modifications to be done to the fire sprinkler system.

Class 1 standpipes will be required for the exit access stairways.

905.4 Location of Class I standpipe hose connections. Class I standpipe hose connections shall be provided in all of the following locations:

1. In every required stairway, a hose connection shall be provided for each floor level above or below grade. Hose connections shall be located at an intermediate floor level landing between floors, unless otherwise approved by the fire code official.

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.

**DEVELOPMENT SERVICES**

**ACTION REQUIRED:**(Information purposes)

All field tests and acceptance testing of the fire sprinkler and fire alarm systems is required to be completed prior to the final occupancy inspection.

Contact the fire department to schedule testing. (816)969-1300

6. 2018 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 fire extinguisher for every 3,000 square feet of useable space. The extinguishers are to mounted on walls or in extinguisher cabinets on a normal path of travel with an average travel distance of 75' to reach an extinguisher.

7. Fire resistance rating

**ACTION REQUIRED:** Exit access stairways shall be rated to a minimum of a one hour fire rating.

[B] 1009.3.1.2 Fire-resistance rating. Exit access

stairway enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more, and not less than 1 hour where connecting less than four stories. The number of stories connected by the exit access stairway enclosures shall include any basements, but not any mezzanines. Exit access stairway enclosures shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours.

8. Access controlled egress

**ACTION REQUIRED:**(verified at inspection)

All card reader access controlled egress doors shall unlock upon a fire alarm activation.

[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 the following criteria:

1. 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.
2. 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

**DEVELOPMENT SERVICES**

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.

11. 2012 IFC (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 (1524mm) 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 the ICC A1 17.1 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.

1022.9.1 Signage requirements. Stairway identification signs shall comply with all of the following requirements:

1. The signs shall be a minimum size of 18 inches (457 mm) by 12 inches (305 mm).
2. The letters designating the identification of the interior exit stairway and ramp shall be a minimum of 1 1/2 inches (38 mm) in height.
3. The number designating the floor level shall be a minimum of 5 inches (127 mm) in height and located in the center of the sign.
4. All other lettering and numbers shall be a minimum of 1 inch (25 mm) in height.
5. Characters and their background shall have a nonglare finish. Characters shall contrast with their background, with either light characters on a dark background or dark characters on a light background.
6. When signs required by Section 1022.9 are installed in the interior exit stairways and ramps of buildings subject to Section 1024, the signs shall be made of the same materials as required by Section 1024.4.

ACTION REQUIRED: (verified at inspection)

Provide stairway floor level signage at each floor level in the stairways.

12. 2012 IFC 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.

ACTION REQUIRED:

Provide duct detection for AHU's producing over 2,000 CFM. Duct detection shall be monitored by the Fire alarm system.

13. 2012 IFC 1008.1.10 Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is a panic hardware or fire exit hardware.

**DEVELOPMENT SERVICES**

ACTION REQUIRED: Door schedule did not mention type of hardware for the egress doors. Provide panic hardware for all egress doors.

15. 2012 IFC 1006.1 Illumination required. The means of egress, shall be illuminated at all times the building space served by the means of egress is occupied.

ACTION REQUIRED: Provide exterior emergency illumination at all exit discharges.

***The review conducted by the City of Lee's Summit Codes Administration Department shall not be construed as a structural review of the project.***