



PLAN REVIEW CONDITIONS

October 28, 2019

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

Permit No: PRCOM20183200
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

Approved with Conditions

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.

2. 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.

3. 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. 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.

8. 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

9. Generator

ACTION REQUIRED: (information purposes)

Provide generator spec sheets, listing the (gallons) of fuel capacity the fuel cell and the diesel fuel sub base.

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

10. Sprinkler system exterior flow notification

ACTION REQUIRED:(verified at inspection)

Addendum #3 plan sheet SP1.1 mentions an electric bell for the sprinkler system flow alarm.

The electric bell shall be replaced with a weather proof exterior horn/strobe notification device to be mounted above the FDC.

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

3. 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

Fire Plan Review

Reviewed By: Michael Weissenbach

Approved with Conditions

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

7. Sprinkler system exterior flow notification

ACTION REQUIRED:(verified at inspection)

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The electric bell shall be replaced with a weather proof exterior horn/strobe notification device to be mounted above the FDC.

8. 2018 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)

Order a Knox Box from Knoxbox.com. Placement to be made by FDC.

9. (Informational purposes)

If breezeway becomes enclosed, fire suppression will need to be added.

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.