



June 21, 2021

RE: Aria Apartments - Clubhouse
Lee's Summit, MO.

Michael Weissenbach
Plans Examiner
Lee's Summit Missouri Development Services
220 SE Green
Lee's Summit, MO. 64063

Dear Recipient:

This letter has been written in response to the plan review completed by LSMDs for the project stated above. Below please find plan review comment(s) with replies in ***bold italics*** to each item. Please let us know if you require additional copies or further clarification.

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

Fire Plan Review

Reviewed By: Michael Weissenbach

Rejected

1. 2018 IFC 1004.3- Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent. (Verified At Inspection)

Post occupant load signage in clubhouse assembly areas and outdoor pool area.

Response: Signage will be installed prior to final inspection. See spec section 10 14 00 for additional information.

2. 2018 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)

Provide PE stamped electronic shop drawings for the fire alarm system to mike.weissenbach@cityofls.net

Response: Deferred submittal requested.

3. 2018 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 5003.5.

(Verified At Inspection)

If chemicals are being stored on site for the pool, provide labeling for the room.

Response: Duly, noted, signage will be installed prior to final inspection. See spec section 10 14 00 for additional information.

4. 2018 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).

(Verified At Inspection)

Additional address signage may be required on each building depending on visibility from the roadway.

Response: Duly noted, address signage will be provided on both the street and parking lot sides of the Buildings.

5. 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 the knox boxes from knoxbox.com. Placement to be made by the FDC. Each building will be required to have one.

Response: Duly noted, knoxboxes will be ordered and installed as requested.

6. 2018 IFC 510.1- Identification. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible. (Verified At Inspection)

Label the sprinkler room and FACP room.

Response: Duly noted, signage will be installed prior to final inspection. See spec section 10 14 00 for additional information.

7. 2018 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)

Provide PE stamped electronic shop drawings for the fire sprinkler system to mike.weissenbach@cityofls.net

Response: Deferred submittal requested.

8. 2018 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.

(Informational Purposes)

Call (816)969-1300 to schedule testing.

Response: Duly noted.

9. 2018 IFC 906.1- Where required. Portable fire extinguishers shall be installed in all of the following locations:

1. In new and existing Group A,B,E,F,H,I,M,R-1,R-2,R-4 and S occupancies.

(Action Required)

Provide a plan showing locations for fire extinguishers.

Response: As part of Addendum 1, fire extinguishers/notes have been added to sheets A1.6, A1.0CH, A1.OMB, see specification section 10 44 00 - Fire Protection Specialties on sheet SP1.2M for additional information.

10. 2018 IFC (B) 1023.9 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.

(Verified At Inspection)

Response: Duly noted, signage will be installed prior to final inspection. See spec section 10 14 00 for additional information.

11. 2018 IFC 506.1.2 Key boxes for non-standardized fire service elevator keys. Key boxes provided for non-standardized fire service elevator keys shall comply with Section 506.1 and 506.2 or as approved by the fire code official.

(Action Required)

Order elevator Knox Boxes from knoxbox.com. Placement to be made next to elevator on the first floor. Each building except for the clubhouse will need one.

Response: Duly noted, knoxboxes will be ordered and installed as requested.

12. (Action Required)

1. Provide a plan showing the gates/ hardware leading out of the pool area.

Response: As part of Addendum 1, Details have been added to sheet PD1.0.

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

If you have any questions please give me a call.

Sincerely,

Wallace Architects, LLC



Rebekah Schachtele
Project Coordinator

CC: Brian Maenner
Randy Porter

Enclosures: Addendum 1, dated 6/21/2021