

CITY OF LEE'S SUMMIT

CODES ADMINISTRATION DEPARTMENT

220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1200
Fax (816) 969-1201

PLAN REVIEW CONDITIONS

February 04, 2011

Schwerdt Design Group, Inc.
2231 SW Wanamaker Rd
Topeka, KS 66614

Permit No: PRCOM20110078
Project Title: AT&T CO Building
Project Address: 202 SE 3RD ST, LEES SUMMIT, MO 64063
Parcel Number: 61230151600000000
Location: HOWARDS 1ST ADD ALL OF LOTS 3 & 4 & TH NWLY 1/2 OF LOTS 1, 2 & 5 BLK 18
Type of Work: Alter Commercial
Occupancy Group: Business
Description: Fire Safety Improvements

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.

Codes Administration (816) 969-1200

Fire Department (816) 969-1300

Fire Plan Review

Reviewed By: Jim Eden

Rejected

1. 2006 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 shop drawings for review and approval.,

2. 2006 IFC 907.10.1.2 Employee work areas.

Where employee work areas have audible alarm coverage, the notification appliance circuits serving the employee work areas shall be initially designed with a minimum of 20 percent spare capacity to account for the potential of adding visible notification appliances in the future to accommodate hearing impaired employee(s).

Action required: Shop drawings shall include the additional capacity.

Action required: Add the additional,

3. 2006 IFC 907.12 Duct smoke detectors.

Duct smoke detectors shall be connected to the building's fire alarm control panel when a fire alarm system is provided. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location. Duct smoke detectors shall not be used as a substitute for required open area detection.

Action required: Duct detectors shall be supervisory signals; shutting done associated AHU, and shall not activate building horn/strobes. ,

4. The exterior sprinkler alarm shall be a weatherproof horn strobe.,

5. 2006 IFC 608.5.1 Nonrecombinant battery neutralization.

For battery systems containing lead-acid, nickel-cadmium or other types of batteries with free-flowing electrolyte, the method and materials shall be capable of neutralizing a spill from the largest lead-acid battery to a pH between 7.0 and 9.0.

Action required: Provide the required neutralization.,

6. 608.1 Scope.

Stationary storage battery systems having an electrolyte capacity of more than 50 gallons (189 L) for flooded lead acid, nickel cadmium (Ni-Cd) and valve-regulated lead acid (VRLA), or 1,000 pounds (454 kg) for lithium-ion, used for facility standby power, emergency power or uninterrupted power supplies, shall comply with this section and Table 608.1.

Action required: Indicate if there will be a change in the current type or method of storage other than containment. ,

7. 2006 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: Call (816) 969-1300 to schedule a test and inspection. ,

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. I am unable to locate any details on the mechanical, electrical and plumbing work to be performed.

Action required - Provide details and specs on the alterations to the m/e/p systems.

2. Sheet G-002 shows details for repairing and penetrations of fire-resistive assemblies but I am unable to locate on the plans where these situations exist.

Action required - Provide additional information.,

_____ Approved to issue per the listed conditions.

_____ Do not issue per the listed conditions.

_____ Approved to construct foundation only per the listed conditions.

_____ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

Signature of Applicant

Date

Print Applicant Name

CompanyName

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 Codes Administration Department shall not be construed as a structural review of the project.