



LEE'S SUMMIT
MISSOURI



FIRE DEPARTMENT

Prevention Division
(816)969-1300

PLAN REVIEW CONDITIONS

January 30, 2023

JWM CONTRACTING LLC
420 NE BROCKTON DR
LEES SUMMIT, MO 64064

Permit No: PRCOM20221592
Project Title: MAIN STREET BUILDING IMPROVEMENTS
Project Address: 230 SW MAIN ST, LEES SUMMIT, MO 64063
Parcel Number: 61340223600000000
Location: LEES SUMMIT TOWN OF E 59.5' OF W 100' OF LOTS 1 & 2 BLK 6, & TH N 12.5' OF TH W41' OF LOT 2 BLK 6, ALL LOT3 BLK 6 & S 2 1/2' OF LOT 4
Type of Work: ALTERATION COMMERCIAL
Occupancy Group: NOT APPLICABLE
Description: LANDLORD IMPROVEMENTS FOR FUTURE B AND A2 TENANTS
**Invite planner to final to verify trash enclosure materials

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: Jim Eden

Approved with Conditions

1. 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 shop drawings for review and approval.

3. 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 shop drawings for review and approval.

4. Show the location of the fire protection main and location of the backflow valve and FDC.

5. 2018 IFC 1010.1.2.1 Direction of swing. Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.

Action required- Egress doors shall swing outward.

6. 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet (464 m2).
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Action required- The proposed square footage for the separated A2 occupancy calculating 50% of the space as dining and 50% as kitchen, still has an occupant of greater than 100 and would require an automatic sprinkler system.

7. All of the above requirements are needed if a portion of the building is changed to an A2 use. The type of tenant has yet to be determined per the designer.

Building Plan Review	Reviewed By: Joe Frogge	Approved
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Fire Plan Review	Reviewed By: Jim Eden	Approved with Conditions

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Action required- Provide shop drawings for review and approval.

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for fire protection systems shall be submitted for review and approval prior to system installation.

Action required- Provide shop drawings for review and approval.

4. Show the location of the fire protection main and location of the backflow valve and FDC.

5. 2018 IFC 1010.1.2.1 Direction of swing. Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.

Action required- Egress doors shall swing outward.

6. 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet (464 m²).
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Action required- The proposed square footage for the separated A2 occupancy calculating 50% of the space as dining and 50% as kitchen, still has an occupant of greater than 100 and would require an automatic sprinkler system.

7. All of the above requirements are needed if a portion of the building is changed to an A2 use. The type of tenant has yet to be determined per the designer.

8. 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 shop drawings for review and approval.

10. 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 shop drawings for review and approval.

11. Show the location of the fire protection main and location of the backflow valve and FDC.

12. 2018 IFC 1010.1.2.1 Direction of swing. Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.

Action required- Egress doors shall swing outward.

13. 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet (464 m²).
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Action required- The proposed square footage for the separated A2 occupancy calculating 50% of the space as dining and 50% as kitchen, still has an occupant of greater than 100 and would require an automatic sprinkler system.

14. All of the above requirements are needed if a portion of the building is changed to an A2 use. The type of tenant has yet to be determined per the designer.

Building Plan Review

Reviewed By: Joe Frogge

Approved

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

1. 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 shop drawings for review and approval. It's understood alarm notification on the second floor will be minimal, awaiting tenant finish plans.

2. 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 shop drawings for review and approval.

3. 2018 IFC 1010.1.2.1 Direction of swing. Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.

Action required- The egress door on the southeast corner of the building shall swing outward.

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.