



LEE'S SUMMIT
MISSOURI



FIRE DEPARTMENT

Prevention Division
(816)969-1300

PLANS REVIEW CONDITIONS

Permit No:	PRCOM20231105	Date:	April 30, 2024
Project Title:	TRILOGY (SUMMIT SQUARE 3) - BUILDING #1	Applicant:	
Location:	800 NW WARD RD, LEES SUMMIT, MO 64086		NEIGHBORS CONSTRUCTION COMPANY INC 1708 E 123RD ST OLATHE, KS 66061
Type of Work:			
Occupancy Group:	R-2	Primary:	(913) 422-5555
Description:	NEW APARTMENT BUILDING WITH INTEGRAL CLUBHOUSE AND PARKING BENEATH PERMIT INCLUDES TRASH ENCLOSURE		
Construction Type:	Type VA (1 hour)		
Map Page:			

Listed below are requirements from our department for the project noted above. If you have any additional questions, please contact our department for further clarification.

Alarm Plan Review

Reviewed By: Jim Eden

Rejected

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.

Stamped non-shop drawings received 3/4/2024. Will the contractor be providing drawings? Who is the alarm contractor and do they have a business license?

2. 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.

3. 915.1.1 Where required. Carbon monoxide detection shall be provided in Group I-1, I-2, I-4 and R occupancies and in classrooms in Group E occupancies in the locations specified in Section 915.2 where any of the conditions in Sections 915.1.2 through 915.1.6 exist.

Carbon monoxide detection is not shown.

4. 907.2.10.2 Groups R-2, R-3, R-4 and I-1. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

5. Elevators shall comply with the Missouri Elevator Safety Act, not Kansas.

6. Exterior horn/strobe not shown on Building 2 along with riser control valve switches.

The applicant understands that the requirements listed above must be corrected to conform to applicable City Codes and Ordinances.