

LEE'S SUMMIT FIRE DEPARTMENT

FIRE HEADQUARTERS
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PLAN REVIEW CONDITIONS

January 19, 2012

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226 SE DOUGLAS
LEES SUMMIT MO, MO 64063
LE GRAND APARTMENTS LLC
25706 E SHADYBROOK LN
LEES SUMMIT, MO 64086--9589

Permit No: PRCOM20120080
Project Title: BEIT EL ECHAD SYNAGOGUE
Project Address: 1479 SW MARKET ST, LEES SUMMIT, MO 64081
Parcel Number: 618003208000000000
Location: SOUTH PORT BUSINESS PARK LOT 12-A LOT 12-A
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR WORSHIP, RECREATION OR AMUSEMENT
Description: TENANT FINISH FOR CHURCH, SPACE WAS ORIGINALLY A WONDER BREAD STORE.

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. The occupant load needs to be recalculated in accordance with IFC/IBC Table 1004.1.1.
2. 2006 IFC 903.2.1.3 Group A-3.
An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:
 1. The fire area exceeds 12,000 square feet (1115 m2);
 2. The fire area has an occupant load of 300 or more; or
 3. The fire area is located on a floor other than the level of exit discharge.Exception: Areas used exclusively as participant sports areas where the main floor area is located at the same level as the level of exit discharge of the main entrance and exit.

Action required: Indicate the location of an existing fire separation wall to the north of the the proposed tenant. The occupant load of the entire fire area shall be added to the occupant load of condition number 2.

Fire separation walls shall meet the requirements of IBC Table 706.3.9.. Provide additional fire separation as needed to meet the requirements of this section.

3. Define the use of the Work Room. The room shall meet the requirements of the section listed below.

1014.2 Egress through intervening spaces.

Egress through intervening spaces shall comply with this section.

1. Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas are accessory to the area served, are not a high-hazard occupancy and provide a discernible path of egress travel to an exit.

Exception: Means of egress are not prohibited through adjoining or intervening rooms or spaces in a Group H, S or F occupancy when the adjoining or intervening rooms or spaces are the same or a lesser hazard occupancy group.

2. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.

Exceptions:

1. Means of egress are not prohibited through a kitchen area serving adjoining rooms constituting part of the same dwelling unit or sleeping unit.

2. Means of egress are not prohibited through stockrooms in Group M occupancies when all of the following are met:

2.1. The stock is of the same hazard classification as that found in the main retail area;

2.2. Not more than 50 percent of the exit access is through the stockroom;

2.3. The stockroom is not subject to locking from the egress side; and

2.4. There is a demarcated, minimum 44-inch-wide (1118 mm) aisle defined by full or partial height fixed walls or similar construction that will maintain the required width and lead directly from the retail area to the exit without obstructions.

3. An exit access shall not pass through a room that can be locked to prevent egress.

4. Means of egress from dwelling units or sleeping areas shall not lead through other sleeping areas, toilet rooms or bathrooms.

4. If it is the intent to maintain the fire rating of the work room /sanctuary demising wall, door 4 will need to be rated and positive latching.

5. Clarify what is meant by magnetic closer on door 4.

6. 2006 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

Action required: Locate the extinguisher in the Work Room near the rear exit door. Verified at inspection.

7. 2006 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).

Action required: The front and rear doors shall be posted. Verified at inspection.

Building Plan Review

Reviewed By: Michael Weisenborn

Pending

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.