

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

March 09, 2012

INTEGRAL CONSTRUCTION SERVICES, INC.
303 SW MARKET
LEES SUMMIT, MO 64063

Permit No: PRCOM20120225
Project Title: EMALINE BALL ROOM
Project Address: 635 SW 2ND ST, LEES SUMMIT, MO 64063
Parcel Number: 61330168900000000
Location: RNG-31 TWP-47 SEC-06 PT SW 1/4 DAF: BEG AT A PT 1150' W OF SE COR SD SW 1/4 TH N 28' M/L TO N ROW LI OF 3RD ST & TRU POB TH CONT N 220' TH E 130' TO SW COR LOT 58 ROBIN HILLS TH N 125' TO S ROW LI OF
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: FINISH SPACE FOR BANQUET FACILITY

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

Building Plan Review

Reviewed By: Tracy Deister

Approved

10. Planning and Development - Ground mounted equipment - Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required - Obtain approval from Planning and Development for required screening of the new exterior mechanical units.

11. Obtain zoning approval due to increased parking requirements for the use prior to permit approval.

14. 2006 IBC 1109.4 - Kitchens and kitchenettes. Where kitchens and kitchenettes are provided in accessible spaces or rooms, they shall be accessible in accordance with ICC A117.1.

Action required - The plans do not provide details showing the height of the sink in the warming kitchen. As this is not a commercial kitchen it is required to meet this requirement. Provide additional information.

THE SINK MUST BE INSTALLED AT A MAXIMUM OF 34 INCHES ABOVE THE FLOOR.

16. As this space is receiving power from two services, all associated equipment on the exterior of the building, such as disconnects and meters shall be labeled with this tenant address.

Action required - This will be verified on inspection.

Fire Plan Review

Reviewed By: Brian Austerman

Approved

1. 2006 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.

Provide stamped plans for sprinkler system modification.

2. 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.

Provide shop drawings for alarm system alteration.

3. Per a phone conversation with the contractor the space was to be used as a wedding chapel. Recalculate the occupant load for the space for non-fixed seating.

Action Required 3/7/2012: Occupancy for "The Room" is to be calculated as an assembly without fixed seats, concentrated (chairs only). This is to be reflected on the occupancy load sign as required for this space. Verified at inspection

4. 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.

Call (816) 969-1300 to schedule testing.

5. 2006 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.

6. The existing exterior doors shall be push/pull, or provided with panic hardware.

Verified at inspection.

7. 2006 IFC 1011.1 Where required.

Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. Access to exits shall be marked by readily visible exit signs in cases where the exit or the path of egress travel

is not immediately visible to the occupants. Exit sign placement shall be such that no point in a corridor is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

Provide an exit sign near the corridor from the Room to the west exit.

Shown on resubmittal 3/7/12

8. 2006 IFC 901.6- Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Not required fire protection systems and equipment shall be inspected, tested and maintained or removed.

All existing fire protection systems shall have documentation of a current annual inspection. Verified at inspection.

_____ 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.