

# 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

May 11, 2012

ROY BROWNE ARCHITECTS & ASSOC

24 OAK HILL

INDEPENDENCE, MO 64057

Permit No: PRCOM20120080  
Project Title: BEIT EL ECHAD SYNAGOGUE  
Project Address: 1479 SW MARKET ST, LEES SUMMIT, MO 64081  
Parcel Number: 61800320800000000  
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

### **Building Plan Review**

**Reviewed By: Michael Weisenborn**

**Rejected**

1. No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section. Expert from Sec. 7-130, Lees Summit Code of Ordinances.

Action required - Provide the company names of applicable contractors.

2. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required - Provide the name of the licensed general contractor for the project. A minimum of a Class B license is required.

3. 2006 IBC 1004.1.1 - Areas without fixed seating. The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.1. For areas without fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant per unit of area factor assigned to the occupancy as set forth in Table 1004.1.1. Where an intended use is not listed in Table 1004.1.1, the building official shall establish a use based on a listed use that most nearly resembles the intended use.

Action required - I have discussed your request to set the occupant load below the calculated amount with Tracy Deister, Manager of Permitting and Plan Review. We are unable to approve this request as the Code does not allow for reducing the calculated occupant load of a space, only increasing it. And because this is a life safety issue that we have no way of controlling.

Provide the calculated occupant load based on the requirements of this section.

Mike Weisenborn 05/11/2012 12:37 PM - Provide the additional occupant load calculation information as requested by the Fire Department.

4. 2006 IPC 403.1 - Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1. Types of occupancies not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Occupancy classification shall be determined in accordance with the International Building Code.

Action required - This table requires either a drinking fountain, bottled water system or break room sink. Show how this requirement will be met.

Mike Weisenborn 05/11/2012 2:05 PM - An additional toilet is required in the womens restroom based on the calculated occupant load. Make needed corrections.

6. 2006 IMC 403.2 - Outdoor air required. The minimum ventilation of outdoor air shall be determined in accordance with Section 403.3. Exception: Where the registered design professional demonstrates that an engineered ventilation system design will prevent the maximum concentration of contaminants from exceeding the obtainable by the rate of outdoor air ventilation determined in accordance with Section 403.3, the minimum required rate of outdoor air shall be reduced in accordance with such engineered system design.

Action required - The outdoor air calculations provided on the plans are not per Table 403.3. Make needed corrections and provide details for how this air is to be obtained.

Mike Weisenborn 05/11/2012 2:08 PM - The table has not been corrected.

7. 2006 IBC 410.4 - Platform construction. Permanent platforms shall be constructed of materials required for the type of construction of the building in which the permanent platform is located. Permanent platforms are permitted to be constructed of fire-retardant-treated wood for Type I, II and IV construction where the platforms are not more than 30 inches above the main floor, and not more than one-third of the room floor area and not more than 3,000 square feet in area. Where the space beneath the permanent platform is used for storage or any other purpose other than equipment, wiring or plumbing, the floor construction shall not be less than 1-hour fire-resistance-rated construction. Where the space beneath the permanent platform is used only for equipment, wiring or plumbing, the underside of the permanent platform need not be protected.

Action required - Make needed corrections to the platform materials. If fire-retardant-treated wood is used a moisture barrier will need to be installed on the concrete.

Mike Weisenborn 05/11/2012 2:10 PM - This comment has not been addressed.

8. Floor Plan Note 2 indicates that exterior emergency lighting was installed when the shell building was constructed. This was not a requirement of the adopted code at the time the shell building was built and to my knowledge is not existing.

Action required - Make needed corrections.

9. Floor Plan Note 5 states that the construction type and thickness of the existing fire-resistant walls will be field verified.

Action required - The construction details of the fire area separation walls needs to be verified prior to permit approval. This information needs to be provided on the plans. If the walls do not meet the requirements of a two-hour fire-resistant assembly than details showing how they will be brought into compliance needs to be provided on the plans.

10. Make needed corrections to the hardware for Door 4 as indicated in the Fire Departments comments.

11. 2006 IBC 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 or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

Action required - The electrical plan does not show an exit sign on the assembly side of Door 4. Make needed corrections.

### **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.

Action required:Correct the total occupant load information and occupant load by room information. Include sq. footage of each area along with sq. ft./person claculation factor from 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.

Action required:It is the responsibility of the design professional, contractor, or proposed tenant to provide this information.

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.

Action required: The space is now called out as a library. A clear path shall be maintained to the exit. Verified at inspection.

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.

8. All plans submitted for review on or after July 9, 2007 shall be designed to the requirements of the 2006 International Building Code, 2006 International Mechanical Code, 2006 International Plumbing Code, 2006 International Fuel Gas Code, 2006 International Fire Code, 2005 National Electric Code and the ANSI A117.1-2003 as amended and adopted by the City of Lees Summit.

Action required: Correct the applicable code information.

***The review conducted by the City of Lee's Summit Codes Administration Department shall not be construed as a structural review of the project.***