

CITY OF LEE'S SUMMIT

CODES ADMINISTRATION DEPARTMENT

220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1200
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PLAN REVIEW CONDITIONS

June 26, 2012

HOLLIS MILLER ARCHITECTS
<NO STREET ADDRESS>

Permit No: PRCOM20121319
Project Title: RAINTREE PEDIATRICS
Project Address: 995 SW 34TH ST, LEES SUMMIT, MO 64082
Parcel Number: 70430083100000000
Location: SUMMIT RIDGE SQUARE LOT 1---LOT 1
Type of Work: NEW COMMERCIAL
Occupancy Group: BUSINESS
Description: NEW BUILDING

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 names of the licensed mechanical, electrical and plumbing subcontractors prior to permit issuance.

2. The building permit for this project can not be issued until the Codes Administration Department has received the approved Final Development Plan from the Planning and Development Department.

Action required - This comment is for information purposes.

3. 2006 IBC 717.4.3 - Other groups. Draftstopping shall be installed in attics and concealed roof spaces, such that any horizontal area does not exceed 3,000 square feet.

Action required - Show how this requirement will be met.

4. 2006 IPC 403.2 - Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. (See code for possible exceptions.)

Action required - Designate the restrooms in the waiting area as mens and womens on the plans.

5. Copies of the engineered truss package were not provided at the time of permit application.

Action required - Provide two (2) copies of the engineered truss package. The package shall be signed and sealed by an engineer licensed in the State of Missouri. This information is not required for permit approval or issuance but shall be provided prior to framing inspection.

6. 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 with out 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 the calculated occupant load with Mark and we are comfortable with using the one person per 100 square for the required plumbing fixture calculations.

For exiting requirements the occupant load of the waiting area can either be based on the actual number of chairs being provided as shown on Sheet A140, or by the above mentioned table. Make needed corrections to the occupant load calculations.

7. 2006 IBC 1019.1 - Minimum number of exits. All rooms and spaces within each story shall be provided with and have access to the minimum number of approved independent exits required by Table 1019.1 based on the occupant load of the story, except as modified in Section 1015.1 or 1019.2. For the purposes of this chapter, occupied roofs shall be provided with exits as required for stories. The required number of exits from any story, basement or individual space shall be maintained until arrived at grade or the public way.

Action required - As the occupant load of the waiting room is greater than 50 it is required to have two means of egress from the room. Provide a second means of egress from the waiting room meeting the code requirements for door swing, door hardware and exit signage.

8. ICC/ANSI A117.1 2003 804.6.6 - Refrigerator/Freezer. Combination refrigerators and freezers shall have at least 50 percent of the freezer compartment shelves, including the bottom of the freezer, 54 inches maximum above the floor when the shelves are installed at the maximum heights possible in the compartment. A clear floor space, positioned for a parallel approach to the space dedicated to a refrigerator/freezer, shall be provided. The centerline of the clear floor space shall be offset 24 inches maximum from the centerline of the dedicated space.

Action required - This comment is for information purposes.

9. I am unable to locate information for the sliding entry doors showing compliance with Sections 1008.1.3.2 and 1008.1.3.3 of the 2006 IBC.

Action required - Provide additional documentation from the manufactor showing compliance with these sections.

10. ICC/ANSI A117.1 2003 604.5.1 - Fixed sidewall grab bars. Fixed sidewall grab bars shall be 42 inches minimum in length, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall. In addition, a vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located between 39 inches and 41 inches above the floor, and with the center line of the bar located between 39 inches and 41 inches from the rear wall.

Action required - I am unable to find a reference for the required vertical grab bar. Provide additional information.

Fire Plan Review

Reviewed By: Brian Austerman

Approved

1. 1008.1.8.4 Bolt locks.

Manually operated flush bolts or surface bolts are not permitted.

Action Required: Panic hardware or 1/4 turn thumb latch only are allowed. For information only

2. 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).

For information only, verified at inspection

3. 907.12 Duct smoke detectors.

Duct smoke detectors shall be connected to the building's fire alarm control panel when a fire alarm system is provided. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location. Duct smoke detectors shall not be used as a substitute for required open area detection.

Exceptions:

1. The supervisory signal at a constantly attended location is not required where duct smoke detectors activate the building's alarm notification appliances.
2. In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble.

Action Required: This is referenced on M3.15 but I did not see it on the plan. To be verified at inspection

4. 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: Provide a minimum of one 2A10B:C extinguisher for every 75' of travel distance. Verified at inspection

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