

# 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

July 02, 2012

DARLAND CONSTRUCTION  
4115 SOUTH 133RD ST  
OMAHA, NE 68137

Permit No: PRCOM20121405  
Project Title: ASPEN ATHLETIC CLUB  
Project Address: 178 NW OLDHAM PKWY, LEES SUMMIT, MO 64081  
Parcel Number: 62140031600000000  
Location: SUMMIT SHOPPING CENTER LOT 1  
Type of Work: CHANGE OF TENANT  
Occupancy Group: ASSEMBLY FOR INDOOR SPORTING INCL ARENAS, RINKS, COURTS, SWIMMING POOLS  
Description: COMPLETE INTERIOR BUILDOUT

***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 sub-contractors prior to permit issuance.

2. The application does not indicate which, if any, of the alternates will be included in the project.

Action required - Indicate if any of the alternates will be included in the project.

3. I am unable to locate any structural information regarding the new and relocated rtu's.

Action required - Provide documentation from an engineer licensed in the State of Missouri which indicates that the existing roof structure is capable of supporting the new and relocated rtu's or what alterations to the roof structure are required.

4. 2006 IBC 1006.3 - Illumination emergency power. The power supply for means of egress illumination shall normally be provided by the premises electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate the following areas.

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
2. Corridors, exit enclosures and exit passageways in building required to have two or more exits.
3. Exterior egress components at other than the level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
4. Interior exit discharge elements, as permitted in Section 1024.1, in buildings required to have two or more exits.
5. Exterior landings, as required by Section 1008.1.5, for exit discharge doorways in building required to have two or more exits.

The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702.

Action required - Provide emergency lighting on the exterior of the building as required by item 5 above.

#### **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.

Action Required: Provide plans for approval for any sprinkler modifications

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.

Action Required: Provide alarm plans for approval

3. 1008.1.8.4 Bolt locks.

Manually operated flush bolts or surface bolts are not permitted.

Action Required: For information only. Only panic hardware or thumb throw on egress doors are to be allowed. Verified at inspection

4. 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action Required: Provide a minimum size of 2A10B:C extinguishers for every 75' of travel distance. Verified at inspection

5. 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: Provide addressing on all exterior doors, verified at inspection

6. 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.

Action Required: Sprinkler system is to have current certification tag at time of final, for information only

7. 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.

Action Required: Activation of a duct detector shall initiate a supervisory signal and shut down the unit. Verified at alarm testing.

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