

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

December 26, 2012

SCHARHAG ARCHITECTS
310 ARMOUR RD #218A
NORTH KANSAS CITY, MO 64116

Permit No: PRCOM20122713
Project Title: LIFE TRANSFORMATIONS FITNESS CENTER
Project Address: 3680 NE AKIN DR, Unit:130, LEES SUMMIT, MO 64064
Parcel Number: 43810020700000000
Location: CHAPEL RIDGE BUSINESS PARK, LOTS 10-18 & TRACTS H THRU K---LOT 17
Type of Work: NEW TENANT FINISH
Occupancy Group: ASSEMBLY FOR INDOOR SPORTING INCL ARENAS, RINKS, COURTS, SWIMMING POOLS
Description: TENANT FINISH FOR FITNESS CENTER

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. For the Health Department review contact Chris Saxton with the Jackson County Public Works Department, Environmental Services Division, at 816-881-4455. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required - Provide documentation of Health Department review and approval of the smoothie bar.

2. For the Health Department inspection contact Chris Saxton with the Jackson County Public Works Department, Environmental Health Division at 816-881-4455. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required - This comment is for information purposes.

3. ICC/ANSI A117.1-2003 608.2.1 - Transfer-type shower compartments. Transfer-type shower compartments shall have a clear inside dimension of 36 inches in width and 36 inches in depth, measured at the center point of opposing sides. An entry 36 inches minimum in width shall be provided. A clearance of 48 inches minimum in length measured perpendicular from the control wall, and 36 inches minimum in depth shall be provided adjacent to the open face of the compartment.

Action required - Provide additional details showing compliance.

4. 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.

5. 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. Exempt from Sec. 7-130, Lee's Summit Code of Ordinances.

Action required - Provide the names of the licensed mechanical, electrical and plumbing sub-contractors.

6. 2006 IBC 302.1 - General. Structures or portions of structures shall be classified with respect to occupancy in one or more of the groups listed below. A room or space that is intended to be occupied at different times for different purposes shall comply with all of the requirements that are applicable to each of the purposes for which the room or space will be occupied. Structures with multiple occupancies or uses shall comply with Section 508. Where a structure is proposed for a purpose that is not specifically provided for in this code, such structure shall be classified in the group that the occupancy most nearly resembles, according to the fire safety and relative hazard involved. (See 2006 IBC for list of possible occupancy types and descriptions.)

Action required - The occupancy type for this use is an A-4. Make needed corrections.

7. 2012 IBC 1010.7 - Ramp construction - All ramps shall be built of materials consistent with the types permitted for the type of construction of the building, except that wood handrails shall be permitted for all types of construction. Ramps used as an exit shall conform to the applicable requirements of Sections 1020.1 through 1020.1.3 for exit enclosures.

Action required - Make needed corrections.

8. Details for the ramp and the handrails are not provided. As the ramp is part of the general circulation it shall meet accessibility requirements.

Action required - Provide details for the ramp and handrail installation.

9. 2006 IBC 1109.12.3 - Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

Show how this requirement will be met for the front counter and smoothie shop.

10. Specifications for the fireplace have not been provided.

Action required - Provide additional information.

11. 2006 IPC 1003.3.1 - Grease interceptors and automatic grease removal devices required. A grease interceptor or automatic grease removal device shall be required to receive the drainage from fixtures and equipment with grease-laden waste located in food preparation areas, such as in restaurants, hotel kitchens, hospitals, school kitchens, bars, factory cafeterias and clubs. Fixtures and equipment shall include pot sinks, pre-rinse sinks; soup kettles or similar devices; wok stations; floor drains or sinks into which kettles are drained; automatic hood wash units and dishwashers without pre-rinse sinks. Grease interceptors and automatic grease removal devices shall receive waste only from fixtures and equipment that allow fats, oils or grease to be discharged.

Action required - I don't see where this use has equipment that will produce grease laden waste. Detail 3 on Sheet P2 shows a grease interceptor being installed under the 3 compartment sink. The device can be removed.

12. 2006 IPC 802.1.1 - Food handling. Equipment and fixtures utilized for the storage, preparation and handling of food shall discharge through an indirect waste pipe by means of an air gap.

Action required - Generally a separate sink is required for food preparation and it is required to meet this requirement. Show how this requirement will be met.

13. Water piping is not shown on the plans.

Action required - Show the water piping layout and piping diagram on the plans.

14. Electrical panel schedules are not provided.

Action required - Provide panel schedules.

15. 2006 IBC 2406.1 - Human impact loads. Individual glazed areas, including glass mirrors, in hazardous locations as defined in Section 2406.3 shall comply with Sections 2406.1 through 2406.1.4.

Action required - Windows located within 24" of a door are required to meet these requirements. Provide additional information on the plans.

16. Specifications on the saunas being installed has not been provided.

Action required - Provide additional information.

Fire Plan Review

Reviewed By: Brian Austerman

Approved with Conditions

1. 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).

Address all exterior doors for the space including suite number if applicable. Verified at inspection

2. 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Provide a minimum of 3 2A10B:C Fire Extinguishers, verified at inspection

3. 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 plans for alterations to the sprinkler system for approval

4. 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 plans for the alarm system modifications for approval

5. 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.

The sprinkler system shall have current inspection at time of final inspection

6. 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 buildings 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 buildings required to have two or more exits.

Provide exterior egress illumination if not already existing

7. 504.2 Maintenance of exterior doors and openings.

Exterior doors and their function shall not be eliminated without prior approval. Exterior doors that have been rendered nonfunctional and that retain a functional door exterior appearance shall have a sign affixed to the exterior side of the door with the words THIS DOOR BLOCKED. The sign shall consist of letters having a principal stroke of not less than 0.75 inch (19.1 mm) wide and at least 6 inches (152 mm) high on a contrasting background. Required fire department access doors shall not be obstructed or eliminated. Exit and exit access doors shall comply with Chapter 10. Access doors for high-piled combustible storage shall comply with Section 2306.6.1.

Label exterior of door indicating the door is blocked, 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.