CITY OF LEE'S SUMMIT

CODES ADMINISTRATION DEPARTMENT
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PLAN REVIEW CONDITIONS

January 04, 2013

TXR ARCHITECTS & CONSTRUCTORS
685 GRAND VIEW DR
SUNRISE BEACH, MO 65079

Permit No:	PRCOM20122702
Project Title:	STANLEY EVENT CENTER
Project Address:	308 SE DOUGLAS ST, LEES SUMMIT, MO 64063
Parcel Number:	61230172500000000
Location:	GANO ADDITION LOT 2
Type of Work:	NEW COMMERCIAL
Occupancy Group:	ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description:	STANLEY EVENT CENTER COMMERCIAL 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. 2006 IBC 602.2 - Types I and II. Type I and II construction are htose types of construction in which the building elements listed in Table 601 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code.

Action required - The Code Analysis provided indicates a construction type of II-B (Wood Frame, Unprotected). Make needed corrections.

2. The Code Anlysis does not indicate requirements for fire-rated assemblies.

Action rquired - Make needed corrections.

3. The Code Anlysis indicates that there is a required occupancy separateion between between the A2 and B occupancies per Table 508.3.3. Section 508.3.2 of the 2006 IBC allows for nonseparated occupancies if the area and number of stories of the building is within the most restrictive occupancy. As the entire building could be built as an A2 occupancy, which is the most restrictive, separation between occupancy types is not required.

Action required - This comment is for information purposes and changes are not required. However, the separations can be removed.

4. The roof plan on Sheet A1.1 shows roof and overflow drains but information on the systems are not provided on the plumbing plans.

Action required - Provide additional information.

5. The Code Anlysis provides the square footage of the entire building but not a breakdown by floor.

Action required - Provide additional information.

6. 2006 IBC 602.1 - General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire-resistance rating not less than that specified in Table 602.

Action required - Table 602 requires the north and south walls to one-hour fire -resistant as they are less than 5 feet from the property lines. Make needed corrections. The rating shall continue to the top of the parapet.

7. Per earlier conversations with Tracy Deister, the exterior walls of the 3rd floor are to be one-hour fire-resistant to meet the requirements for separation of exits.

Action required - Make needed corrections.

8. Details for construction of the stairs, handrails and guards have not been provided.

Action required - Provide additional information.

9. 2006 IBC 1023.6 - Exterior ramps and stairway protection. Exterior exit ramps and stairways shall be separated from the interior of the building as required in Section 1020.1. Openings shall be limited to those necessary for egress from normally occupied spaces.

Action required - Make needed corrections.

10. 2006 IBC 1020.1 - Enclosures required. Interior exit stairways and interior exit ramps shall be enclosed with fire barriers constructed in accordance with Section 706 or horizontal assemblies constructed in accordance with Section 711, or both. Exit enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories. The number of stories connected by the exit enclosure shall include any basements but not any mezzanines. An exit enclosure shall not be used for any purpose other than means of egress. (See code book for possible exceptions.)

Action required - Make needed corrections.

11. 2006 IBC 1210.2 - Walls. Walls within 2 feet of urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. Exceptions: 1. Dwelling units and sleeping units. 2. Toilet rooms that are not accessible to the public and which have not more than one water closet. Accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture.

Action required - The finish schedule indicates that the toilet room walls are to be painted. If so, an epoxy paint must be used. Provide additional information on the plans.

12. 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 - Item 7 of this section requires windows over nine square feet in area, within 18 inches of the floor and within 3 feet of a walking surface to meet these requirements. Indicate if any of the windows meet this requirement.

13. 2006 IBC - 3002.7 - Common enclusure with stairway. Elevators shall not be in a common shaft enclosure with a stairway.

Action required - Make needed corrections.

14. 2006 IBC 3006.4 - Machine rooms and machinery spaces. Elevator machine rooms and machinery spaces shall be enclosed with fire barriers with a fire-resistance rating not less than the required rating of the hoistway enclosure served by the machinery. Openings shall be protected with assemblies having a fire-protection rating not less than that required for the hoistway enclosure doors.

Action required - I am unable to locate the machine room. Show how this requirement will be met.

15. 2006 IBC 707.14 - Elevator, dumbwaiter and other hoistways. Elevator, dumbwaiter and other hoistway enclosures shall be constructed in accordance with Section 707 and Chapter 30.

Action required - Show how this requirement will be met.

16. The plans do not provide information for the removal of water in the elevator pit.

Action required - Provide additional information.

17. 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 - Provide calculations for the required number of fixtures.

18. 2006 IBC 1008.1.9 - Panic and fire exit hardware. Where panic and fire exit hardware is installed, it shall comply with the following: 1. The actuating portion of the releasing device shall extend at least one-half of the door leaf width. 2. The maximum unlatching force shall not exceed 15 pounds. Each door in a means of egress from a Group A or E occupancy having an occupant load of 50 or more and any Group H occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware. Exception: A main exit of a Group A occupancy in compliance with Section 1008.1.8.3, Item 2. Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet wide that contain overcurrent devices, switching devices or control devices with exit access doors must be equipped with panic hardware and doors must swing in the direction of egress. If balanced doors are used and panic hardware is required, the panic hardware shall be the push-pad type and the pad shall not extend more than one-half the width of the door measured from the latch side.

Action required - Doors 206, 200, 300 and the egress tate on the roof are required to meet this requirement. Make needed corrections and provide details on the gate hardware.

19. The plans do not indicate how access to the bottom of the elevator shaft is provided.

Action required - Provide additional information.

20. Details for the grease interceptor indicated on the plans have not been provided.

Action required - Provide additional information.

21. 2006 IPC 608.3 - Devices, appurtenances, appliances and apparatus. All devices, appurtenances, appliances and apparatus intended to serve some special function, such as sterilization, distillation, processing, cooling, or storage of ice or foods, and that connect to the water supply system, shall be provided with protection against backflow and contamination of the water supply system. Water pumps, filters, softeners, tanks and all other appliances and devices that handle or treat potable water shall be protected against contamination.

Action required - Show how this requirement will be met for the ice machine.

22. 2006 IPC Section 801.2 - Protection. All devices, appurtenances, appliances and apparatus intended to serve some special function, such as sterilization, distillation, processing, cooling, or storage of ice or foods, and that discharge to the drainage system, shall be provided with protection against backflow, flooding fouling, contamination and stoppage of the drain.

Action required - Provide information on the ice machine and any food preparation sinks.

23. Water piping is not shown on the plans.

Action required - Provide the water piping layout.

24. Water Utilities - A double check detector check valve assembly is required on the fire service line.

Action required - Provide details for the installation of the backflow.

25. Water Utilities - A note should be provided indicating a Reduce Pressure Zone (RPZ) principal backflow prevention device will be placed inside the building on the domestic water service line prior to any point of use.

Action required - Provide details for the installation of the backflow.

26. 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 - Provide calculations.

27. Details for the installation of the mechanical system and equipment is not provided on the plans.

Action required - Provide details.

28. Specifications for the mechanical system have not been provided.

Action required - Provide specifications.

29. Specifications for the electrical system have not been provided.

Action required - Provide specifications.

30. ICC/ANSI A117.1 2003 604.3.1 - Size. A clearance around a water closet 60 inches minimum, measured perpendicular from the sidewall, and 56 inches minimum, measured perpendicular from the rear wall, shall be provided.

Action required - Toilet room 302 does not meet this requirement. Make needed corrections.

31. The project cost, which is used to establish the permit fee, has not been provided.

Action required - Provide the cost for the building minus the foundation and underslab.

32. 2006 IPC - 904.1 - Roof extension. All open vent pipes that extend through a roof shall be terminated at least 6 inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet above the roof.

Action required - This needs to be noted on the plan.

33. 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 at all required locations.

34. Circuiting is not shown for the emergency lights and exit signs.

Action required - Make needed corrections.

35. An electrical fixture schedule is not provided.

Action required - Provide addtional information.

36. 2006 IBC 1008.1.1 - Size of doors. The minimum width of each door opening shall be sufficient for the occupant load thereof and shall provide a clear width of not less than 32 inches. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Where this section requires a minimum clear width of 32 inches and a door opening includes two door leaves without a mullion, one leaf shall provide a clear width of 32 inches. The maximum width of a swinging door leaf shall be 48 inches nominal. Means of egress doors in Group I-2 occupancy used for the movement of beds shall provide a clear width not less than 41.5 inches. The height of doors shall not be less than 80 inches.

Action required - The only exception for commercial buildings is closets less than 10 square feet in area. Make needed corrections.

37. Planning and Development - Commercial businesses located along existing public streets shall be subject to the following design standards: a. buildings shall be designed with four (4) sided architecture, the same level of finish on all sides (no "back"); b. rooftop or ground-level mechanical equipment shall be totally screened from view by using either parapet walls at the same height of the mechanical units for rooftop mounts or by providing screening for ground mounted units acceptable to the Director; c. Wherever possible, parking areas and pedestrian walks shall connect internally to parking areas and pedestrian walks of existing adjoining businesses. Provisions shall be make for future connections to adjoining property not yet developed or redeveloped.

Action required - Two of the condinsing units are not screened. Make needed corrections.

38. 2006 IBC 1013.5 - Mechanical equipment. Guards shall be provided where appliances, equipment, fans, roof hatch openings or other components that require service are located within 10 feet of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches above the floor, roof or grade below. The guard shall be constructed so as to prevent the passage of a 21-inch-diameter sphere. The guard shall extend not less than 30 inches beyond each end of such appliance, equipment fan or component.

Action required - Provide a guard for the condensing units or relocate them.

Fire Plan Review **Reviewed By: Brian Austerman** **Rejected**

1. Provide civil plans including fire main valve at the street and property lines.

2. 2006 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

Plan set shows 2 knox boxes, only 1 is required, locate above FDC and near the outside waterflow H/S.

3. 2006 IFC 609.2- Where required. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

Required if grease vapors will be produced, if this is to be a warming kitchen provide a statement that no cooking will be done.

4. 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.

Provide duct detection on rtu's over 2,000 cfm. Activation shall shut down the unit and transmit a supervisory signal to the alarm panel

5. The door to the sprinkler room may be required to be a rated door depending on distance to the property line, provide civil plans

6. Provide rating on walls required to be rated as a fire wall

7. FDC on plan shows it located in the middle of the fire main coming into the building. This is to be a separate line to the riser.

8. The fire protection main coming into the building is a 4" line but the plan shows it feeding a 6" riser. The riser must be 4" or less and water availability needs to be calculated at 4" not 6".

9. 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 sprinkler plans for approval

10. 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 alarm plans for approval

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