

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

January 14, 2013

ISEMAN CONSTRUCTION ENTERPRISES, INC.
1270 NW MAIN
LEES SUMMIT, MO 64086

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

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

Resolved on resub

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

Resolved on resub

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

Acknowledged

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

If any devices need relocated or added include this in alarm plan submittal

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

Acknowledged

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

Resolved in resubexisting

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

Resolved in resub

Building Plan Review

Reviewed By: Michael Weisenborn

Approved

1. 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. 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.

Mike Weisenborn 01/09/2013 9:51 AM - Gibson Construction Solutions does not have a current business license for Lee's Summit.

4. 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, Lee's Summit Code of Ordinances.

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

6. 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.

Mike Weisenborn 01/09/2013 10:12 AM - I can not find where this has been addressed on the plans. Provide additional information.

Mike Weisenborn 01/10/2013 1:19 PM - The prep sink shall be connected by an indirect waste. To be field verified.

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

Action required - Provide additional information.

Mike Weisenborn 01/09/2013 10:30 AM - The plans do not show how the guard and ventilation requirements as indicated in Section 914 of the IMC and the installation instructions will be met. Provide additional information.

Mike Weisenborn 01/10/2013 1:20 PM - Required ventilation and guard shall be installed per the installation requirements of the manufacture. To be field verified.

9. 2006 IBC 1012.3 - Handrail graspability. Handrails with a circular cross-section shall have an outside diameter of at least 1.25 inches and not greater than 2 inches or shall provide equivalent graspability. If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches and not greater than 6.25 inches with a maximum cross-section dimension of 2.25 inches. Edges shall have a minimum radius of 0.01 inch.

Action required - This comment is for information purposes. Compliance will be verified on inspection.

10. 2006 IBC 1010.8 - Handrails. Ramps with a rise greater than 6 inches shall have handrails on both sides. Handrails shall comply with Section 1012.

Action required - This comment is for information purposes. Compliance will be verified on inspection.

11. 2006 IBC 1012.5 - Handrail Extensions. Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight or ramp run. At stairways where handrails are not continuous between flights, the handrails shall extend horizontally at least 12 inches beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser. At ramps where handrails are not continuous between runs, the handrail shall extend horizontally above the landing 12 inches minimum beyond the top and bottom ramps. Action required - This comment is for information purposes. Compliance will be verified on inspection.

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12. 2006 IBC - Section 1012.7 - Projections. On ramps, the clear width between handrails shall be 36 inches minimum. Projections into the required width of stairways and ramps at each handrail shall not exceed 4.5 inches at or below the handrails height. Projections into the the required width shall not be limited above the minimum headroom height required in Section 1009.2.

Action required - This comment is for information purposes. Compliance will be verified on inspection.

Fire Plan Review

Reviewed By: Jim Eden

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Resolved in resub

- _____ Approved to issue per the listed conditions.
- _____ Do not issue per the listed conditions.
- _____ Approved to construct foundation only per the listed conditions.
- _____ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

Signature of Applicant

Date

Print Applicant Name

CompanyName

The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.

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