

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

February 07, 2013

CRAIG A LUEBBERT, ARCHITECT, LLC
230 SW MAIN ST STE 203
LEES SUMMIT MO, MO 64063

Permit No: PRCOM20130108
Project Title: SALON AMI
Project Address: 930 NW BLUE PKWY, Unit:J, LEES SUMMIT, MO 64086
Parcel Number: 51700033300000000
Location: SUMMIT FAIR LOTS 22A & 24A---LOT 22A
Type of Work: NEW TENANT FINISH
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR NEW HAIR SALON

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 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 - The standard way the Codes Administration Department calculates the occupant load for a salon is 2 people for each cutting/styling station, 2 people for each manicure/pedicure station, 2 people for the makeup station and one person for each chair in the waiting area. Using this methode we get an occupant load of 20 people for the space. Make needed corrections to the code analysis.

2. 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 - As the calculated occupant load is greater than 15, separate restroom facilities are required. Make needed corrections.

3. 2006 IMC - Table 403.3, footnote i - The required exhaust system shall capture the contaminat and odor at their source.

Action required - This footnote is attached to the nail salon occupancy classification. It is our determination that exhaust openings in the ceiling do not meet the requirement. The exhaust openings shall be placed in the work area. Make needed corrections.

4. 2006 IMC - 403.2.1.3 - Where mechanical exhaust is required by Note b in Table 403.3, recirculation of air from such spaces shall be prohibited. All air supplied to such spaces shall be exhausted, including any air in excess of that required by Table 403.3.

Action required - It is the determination of the Codes Administration Department that any area having manicure or pedicure stations shall meet this requirement. Make needed corrections to the mechanical system.

5. 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 materials indicate that WC-1 is to extend 46 inches above the finished floor. Make needed corrections.

6. 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 size of the doors is not provided on the door schedule. Provide additional information.

7. The plans don't provide information on the construction of the wall between the styling stations.

Action required - Provide additional information.

8. I am unable to locate backflow protection for the water supplies on the pedicure and shampoo stations.

Action required - Provide additional information.

Licensed Contractors

Reviewed By: Michael Weisenborn

Rejected

1. 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. A minimum of a Class B license is required. This information is required for permit approval.

2. 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, Lees Summit Code of Ordinances.

Action required - Provide the names of the licensed mechanical, electrical and plumbing contractors. This information is required for permit approval.

Fire Plan Review**Reviewed By: Brian Austerman****Approved with Conditions****1. 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: Duct detection is shown, activation of which shall initiate a rtu shutdown and transmit a supervisory alarm to the panel. Verified at alarm testing

2. 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 sprinkler plans for approval for any modifications to the existing system

3. The waterflow valve needs to be labeled N109, verified at final inspection

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.

Action Required: Provide alarm plans for approval for any alarm system modifications

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