

# 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

March 06, 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**

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

Action required - Provide additional information.

Mike Weisenborn 03/05/2013 2:38 PM - Per the re-submittal letter this information will be provided as a deferred submittal.

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.

Mike Weisenborn 03/05/2013 2:43 PM - Per Table 715.4 door 120 is required to be rated for 1-hour. 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.

Mike Weisenborn 03/05/2013 2:48 PM - Corrections have been made.

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.

Mike Weisenborn 03/05/2013 2:50 PM - Note 3 in the Window notes on Sheet A1.2 only references glazing in windows adjacent to doors. The lower panes in window types D, E, F and G is also required to be protected as it is within 18 inches of the floor and greater than 9 square feet in area. 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.

Mike Weisenborn 03/05/2013 3:01 PM - Two of the walls shown for the equipment room are type W5 which is not shown to be rated. Make needed corrections.

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.

Mike Weisenborn 03/05/2013 3:03 PM - Corrections have been made. Make sure that the walls run tight to the floor/ceiling above.

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 gate on the roof are required to meet this requirement. Make needed corrections and provide details on the gate hardware.

Mike Weisenborn 03/05/2013 3:18 PM - Please contact me to discuss door 300.

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

Action required - Provide details.

Mike Weisenborn 03/05/2013 4:49 PM - Requested as deferred submittal.

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.

Mike Weisenborn 03/05/2013 4:48 PM - Item has not been addressed.

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 made for future connections to adjoining property not yet developed or redeveloped.

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

Mike Weisenborn 03/05/2013 4:48 PM - Please contact me to discuss.

#### **Fire Plan Review**

**Reviewed By: Brian Austerman**

**Approved with Conditions**

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

11. Revised plans and comments received and approved as listed. No further fire department comments

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