

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 19, 2013

TREANOR ARCHITECTS
1617 WALNUT ST
KANSAS CITY, MO 64108

Permit No: PRCOM20130305
Project Title: LEE'S SUMMIT POLICE DEPARTMENT HEADQUARTERS
Project Address: 10 NE TUDOR RD, LEES SUMMIT, MO 64086
Parcel Number: 52900043700000000
Location: NEW LEES SUMMIT POLICE & COURT FACILITY LOT 1A
Type of Work: ADDITION COMMERCIAL
Occupancy Group: MIXED OCCUPANCY
Description: POLICE DEPARTMENT ADDITION AND RENOVATION - OCCUPANCY TYPES ARE
A-2, I-3 AND S-2

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

Licensed Contractors

Reviewed By: Michael Weisenborn

Pending

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 for the project. 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 name of the licensed mechanical, electrical and plumbing contractors. This information is required for permit approval.

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. 2006 IBC 1704.1.1 - Statement of special inspections. The permit applicant shall submit a statement of special inspections prepared by the registered design professional in responsible charge in accordance with 106.1 as a

condition for permit issuance. This statement shall be in accordance with Section 1705. Exceptions: 1. A statement of special inspections is not required for structures designed and constructed in accordance with the conventional construction provisions of Section 2308. 2. The statement of special inspections is permitted to be prepared by a qualified person approved by the building official for construction not designed by a registered design professional.

Action required - Provide a statement of special inspections from the company contracted to perform the work.

2. 2006 IBC 1704.1.2 - Report Requirement. Special inspectors shall keep records of inspections. The special inspector shall furnish inspection reports to the building official, and to the registered design professional in responsible charge. Reports shall indicate that work inspected was done in conformance to approved construction documents. Discrepancies shall be brought to the immediate attention of the contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the building official and to the registered design professional in responsible charge prior to the completion of that phase of the work. A final report documenting required special inspections and correction of any discrepancies noted in the inspections shall be submitted at a point in time agreed upon by the permit applicant and the building official prior to the start of work.

Action required - This comment is for information purposes.

3. An assembly listing is not provided for wall Type A.

Action required - Provide the assembly to be used.

4. 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 - Exception 7 of this code section allows for an un-enclosed stairway if the building is sprinkled, not an H or I occupancy and remote exits are provided from both levels. Although there is an I occupancy in the building, the stair is not located within the occupancy and it is not used as a means of egress from the I. It is my opinion that the stairway is not required to be rated and the notation can be removed from the plans. If it is to remain rated, door A112a is required to be a 60 minute door and the floor/ceiling in corridor A112 must be rated as they are part of the exit enclosure. Make needed corrections.

5. 2006 IBC 1004.3 - Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

Action required - The occupant load shall be posted in the classrooms. The occupant load of classroom A and B as well as the occupant load when the divider is open shall be posted. This will be verified on inspection.

6. 2006 IBC - 508.3.3.4.1 - Construction - Required separations shall be fire barriers constructed in accordance with Section 706 or horizontal assemblies constructed in accordance with Section 711, or both, so as to completely separate adjacent occupancies.

Action required - The plans indicate a fire barriers between the B and A-3 occupancies but on the same level but information on the horizontal assembly between the B and A-3 occupancies on different levels is not provided. Provide additional information.

7. 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 - I can not tell if the required emergency lighting on the exterior of the building at the egress points is being provided. Please provide additional information.

8. 2006 IBC 1109.2 - Toilet and bathing facilities. Toilet rooms and bathing facilities shall be accessible. Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing facilities provided within the facility shall not be located on the inaccessible floor. At least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing facility shall be accessible.

Action required - Toilet B120 is not accessible. Make needed corrections.

9. 2006 IBC 1009.3.3 - Profile. The radius of curvature at the leading edge of the tread shall be not greater than 0.5 inch. Beveling of nosings shall not exceed 0.5 inch. Risers shall be solid and vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees from the vertical. The leading edge (nosings) of treads shall project not more than 1.25 inches beyond the tread below and all projections of the leading edges shall be of uniform size, including the leading edge of the floor at the top of a flight.

Action required - The stairs do not meet the requirement for closed risers. Make needed corrections.

10. 2006 IBC 1013.3 - Opening limitations. Open guards shall have balusters or ornamental patterns such that a 4-inch-diameter sphere cannot pass through any opening up to a height of 34 inches. From a height of 34 inches to 42 inches above the adjacent walking surfaces, a sphere 8 inches in diameter shall not pass. (See exceptions provided in the code.)

Action required - I am unable to locate information showing compliance with this section for 32 3119.13A Decorative metal security fence. Provide additional information.

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 - If paint is to be used in these areas of the restrooms and the cells it must be an epoxy paint. Make needed corrections.

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 - Provide additional information showing how this requirement is being met.

13. 2006 IBC 3002.3 - Emergency signs. An approved pictorial sign of a standardized design shall be posted adjacent to each elevator call station on all floors instructing occupants to use the exit stairways, and not to use the elevator in case of fire. The sign shall read: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS. The emergency sign shall not be required for elevators that are part of an accessible means of egress complying with Section 1007.4.

Action required - This will be verified on inspection.

14. Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

Action required - This comment is for information purposes.

15. I am unable to locate smoke development and flame spread information on the ballistic material used in the firing range.

Action required - Provide additional information.

Fire Plan Review

Reviewed By: Brian Austerman

Approved with Conditions

1. 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 approval for the sprinkler system

2. 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

3. 1411.2 Maintenance.

Required means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building.

Exception: Approved temporary means of egress systems and facilities.

Exiting shall be maintained during construction

4. 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 2A10B:C Extinguisher in the sally port, verified at inspection

5. 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.

Provide a knox box system on the gates for Fire Department access. Call 969-1300 for a knox box application

6. 3304.3.1 High explosives.

Explosive materials classified as Division 1.1 or 1.2 or formerly classified as Class A by the U.S. Department of Transportation shall be stored in Type 1, 2 or 3 magazines.

Exceptions:

1. Black powder shall be stored in a Type 1, 2, 3 or 4 magazine.
2. Cap-sensitive explosive material that is demonstrated not to be bullet sensitive, shall be stored in a Type 1, 2, 3, 4 or 5 magazine.

7. 3304.3 Magazines.

The storage of explosives and explosive materials in magazines shall comply with Table 3304.3.

Action Required: Storage of explosives shall comply with chapter 33 of the international fire code 2006 ed. For information only

8. Provide card access in the knox box for fire department access use in non-detention areas.

9. Access controlled doors shall comply with NFPA 101 chapter 22, 2002 ed.

22.2.11.9- All remote-control release-operated doors shall be provided with a redundant means of operation as follows:

- (1) Power-operated sliding doors or power operated locks shall be constructed so that, in the event of power failure, a manual mechanical means to release and open the doors is provided at each door, and either emergency power arranged in accordance with 7.9.2.3 is provided for the power operation or a remote-control manual mechanical release is provided.
- (2) Mechanically operated sliding doors or mechanically operated locks shall be provided with a manual mechanical means at each door to release and open the door

For information only

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