

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 20, 2013

CALABRESE GOOD ARCHITECTS
134 WEST MAIN STREET
LEOLA, PA 17540

Permit No: PRCOM20130346
Project Title: FRANCESCA'S: SUMMIT FAIR
Project Address: 860 NW BLUE PKWY, Unit:L, LEES SUMMIT, MO 64086
Parcel Number: 51700033300000000
Location: SUMMIT FAIR LOTS 22A & 24A---LOT 22A
Type of Work: NEW TENANT FINISH
Occupancy Group: MERCANTILE
Description: TENANT FINISH

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. 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 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 - Required glazing is not indicated on the plans. Glazing in the doors, glazing adjacent to doors, storefront glazing within 18 inches of the floor and the mirrors shall meet this requirement. Make needed corrections.

2. 2006 IPC 403.4 - Required public toilet facilities. Customers, patrons and visitors shall be provided with public toilet facilities in structures and tenant spaces intended for public utilization. The accessible route to public facilities shall not pass through kitchens, storage rooms, closets or similar spaces. Employees shall be provided with toilet facilities in all occupancies. Employee toilet facilities shall be either separate or combined employee and public toilet facilities.

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

3. Door hardware Type indicates "keyed lock with closer". The City of Lee's Summit does not allow locks which are keyed from the inside. If it is a deadbolt a quarter turn thumb latch is required.

Action required - Make needed corrections.

4. ICC/ANSI A117.1 2003 606.2 - Clear floor space. A clear floor space complying with Section 305.3, positioned for forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. The dip of the overflow shall not be considered in determining knee and toe clearance. (See code for possible exceptions.)

Action required - The installation of the instantaneous water heater shall not conflict with this requirement. To be verified on inspection.

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 sprinkler plans for approval if modifying the existing 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 if modifying the existing system

3. 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.

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 of the International Building Code.

Provide exterior emergency lighting if not already existing

4. The sprinkler control valve in the corridor shall be marked with the correct suite number, verified at inspection

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