

# 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

April 03, 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

#### **Fire Plan Review**

**Reviewed By: Brian Austerman**

**Approved**

1. Plan review for stairways and landings approved without fire department comment

#### **Building Plan Review**

**Reviewed By: Michael Weisenborn**

**Rejected**

1. 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.

Mike Weisenborn 04/03/2013 9:28 AM - Shop drawing for the main stairs have been provided. See additional comments on maximum rise. Details for guards, handrails and the exterior and south stair have not been submitted yet. Provide additional information.

2. 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.

3. 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.

4. 2006 IBC 1009.3 - Stair treads and risers. Stair riser heights shall be 7 inches maximum and 4 inches minimum. Stair tread depths shall be 11 inches minimum. The riser height shall be measured vertically between the leading edges of adjacent treads. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the treads leading edge. Winder treads shall have a minimum tread depth of 11 inches measured at a right angle to the treads leading edge at a point 12 inches from the side where the treads are narrower and a minimum tread depth of 10 inches.

Mike Weisenborn 04/03/2013 9:28 AM - Action required - The maximum rise of 7 inches is not met on all the stair sections. Make needed corrections. Make needed corrections

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