

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 16, 2013

STUCKER CONSTRUCTION INC
103 SE MAGELLAN DR
BLUE SPRINGS, MO 64014

Permit No: PRCOM20130560
Project Title: GOLDEN PAWS GROOMING
Project Address: 848 SW BLUE PKWY, LEES SUMMIT, MO 64063
Parcel Number: 61420023800000000
Location: SEC 7 TWP 47 RNG 31 PT OF N 1/2 NW 1/4 DAF: BEG ON W LI NICHOLS ST AT A PT
250' S OF S LI 3RD ST TH S 289.2' TH W 226.2' TH S 175' TO NLY LI HWY 50 TH
NWLY ALG SD LI 459.6' TH N 215' MOL TH E 1212.26'
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
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. 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. Expert 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.

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. The project cost, which is used to establish the permit fee, has not been provided.

Action required - Provide the project cost.

2. 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 doors to rooms 1 thru 4 do not meet the minimum width requirement. Make needed corrections.

3. 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.

4. 2006 IBC 1109.12.3 - Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

Action required - Show how this requirement will be met at the front counter.

5. Plans shall be designed to the requirements of the codes currently adopted by the City of Lee's Summit. Which are the 2006 IBC, IPC, IMC, IFC and the 2005 NEC.

Action required - Make needed corrections to the code notes.

6. 2006 IMC 504.1 - Installation. Clothes dryers shall be exhausted in accordance with the manufacturers instructions. Dryer exhaust systems shall be independent of all other systems and shall convey the moisture and any products of combustion to the outside of the building. Exception: This section shall not apply to listed and labeled condensing (ductless) clothes dryers.

Action required - The dryer vent is not indicated on the plans. Provide additional information.

7. The plumbing plan provided does not show pipe sizing for the waste and water piping and venting is not shown at all. The materials and fixtures to be used are not indicated.

Action required - Provide a complete plumbing plan and specifications.

8. 2006 IMC 403.2 - Outdoor air required. The minimum ventilation of outdoor air shall be determined in accordance with Section 403.3. Exception: Where the registered design professional demonstrates that an engineered ventilation system design will prevent the maximum concentration of contaminants from exceeding the obtainable by the rate of outdoor air ventilation determined in accordance with Section 403.3, the minimum required rate of outdoor air shall be reduced in accordance with such engineered system design.

Action required - Show how this requirement will be met.

9. 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 - The current restroom does not meet accessible requirements. As it is existing we will not require it to be brought up to today's standards but would like to have any possible improvements made. This comment is for information purposes.

Fire Plan Review**Reviewed By: Brian Austerman****Approved with Conditions****1. 1011.1 Where required.**

Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. Access to exits shall be marked by readily visible exit signs in cases where the exit or the path of egress travel is not immediately visible to the occupants. Exit sign placement shall be such that no point in a corridor is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

Action Required: Provide an exit sign over the door in the daycare room that leads to the Customer Service Area.

2. 2006 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building , each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

Provide addressing on front and rear doors, if not existing

3. 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 minimum of one 2A10B:C Extinguisher, 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.