

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

May 17, 2013

INNOVATIVE DESIGN AND RENOVATION
2 W 52ND ST
KANSAS CITY , MO 64112

Permit No: PRCOM20130852
Project Title: PILLARS OF TRUTH TENANT FINISH
Project Address: 611 SW 3RD ST, Unit:B, LEES SUMMIT, MO 64063
Parcel Number: 61420023700000000
Location: RESURVEY OF LOTS 3 & 2, ZIEGLER ADDITION AN UN-NUMBERED TRACT DAF:
BEG NE COR LOT 1 ZIEGLER ADD
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR WORSHIP, RECREATION OR AMUSEMENT
Description: TENANT FINISH FOR CHURCH

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 name of the licensed electrical contractor.

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. 2006 IBC Section 1004.1 - Design occupant load. In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be determined in accordance with this section. Where occupants from accessory areas egress through a primary space, the calculated occupant load for the primary space shall include the total occupant load of the primary space plus the number of occupants egressing through it from accessory spaces.

Action required - Provide the calculated occupant load. This will include all areas.

2. The occupancy type is not listed in the code analysis.

Action required - Provide additional information.

3. If the fire area in which an A-3 occupancy is located is greater than 300 the building is required to be sprinkled. The fire area is the entire building.

Action required - If the calculated occupant load of the building is greater than 300 the building will have to be sprinkled. This comment is for information purposes.

4. There seems to be an elevated platform for choir but I am unable to locate any construction details.

Action required - Provide additional information.

5. The notes indicate that there are 3 womens and 2 mens water closets. The plans show 1 womens, 1 mens, 1 unisex and 2 unlabeled restrooms.

Action required - Make needed corrections.

6. 2006 IPC 403.1 - Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1. Types of occupancies not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Occupancy classification shall be determined in accordance with the International Building Code.

Action required - A finish schedule has not been provided so I am not able to determine if a service sink is required. Provide additional information.

7. A door and hardware schedule has not been provided.

Action required - Provide information on all doors.

8. 2006 IBC 1017.1 - Construction. Corridors shall be fire-resistance rated in accordance with Table 1017.1. The corridor walls required to be fire-resistance rated shall comply with Section 708 for fire partitions.

Action required - If the building is not sprinkled then the corridors are required to be rated. Make needed corrections.

9. An exiting plan has not been provided.

Action required - Provide additional information.

10. ICC/ANSI A117.1 2003 604.5.1 - Fixed sidewall grab bars. Fixed sidewall grab bars shall be 42 inches minimum in length, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall. In addition, a vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located between 39 inches and 41 inches above the floor, and with the center line of the bar located between 39 inches and 41 inches from the rear wall.

Action required - The required vertical grab bar is not shown on the ADA details. Make needed corrections.

11. 2006 IBC 1014.1 - Egress through intervening spaces. Egress through intervening spaces shall comply with this section.

1. Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas are accessory to the area served, are not a high-hazard occupancy and provide a discernible path of egress travel to an exit. (See actual code for exceptions.)

2. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes. (See actual code for exceptions.)

3. An exit access shall not pass through a room that can be locked to prevent egress.

4. Means of egress from dwelling units or sleeping areas shall not lead through other sleeping areas, toilet rooms or bathrooms.

Action required - Show that the requirements of item 3 are being met.

12. Specifications and details for the electrical and mechanical work have not been provided.

Action required - Provide additional information.

Fire Plan Review

Reviewed By: Brian Austerman

Rejected

1. This constitutes a change in use of the building. Submit plans that are to scale so that calculated occupancy can be determined.

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