

LEE'S SUMMIT FIRE DEPARTMENT

FIRE HEADQUARTERS
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PLAN REVIEW CONDITIONS

September 22, 2011

HOLLIS & MILLER GROUP INC
220 NW EXECUTIVE WAY
LEES SUMMIT MO, MO 64063

Permit No: PRCOM20114738
Project Title: JKV MEMORY CARE II
Project Address: 1702 NW OBRIEN RD, LEES SUMMIT, MO 64081
Parcel Number: 62120018500000000
Location: JOHN KNOX RETIREMENT VILLAGE-12TH PLAT---LOT F
Type of Work: Alter Commercial
Occupancy Group: INSTITUTIONAL, INCAPACITATED
Description: INTERIOR REMODEL, SPACE WAS ORIGINALLY AN I-2 BUT HAS RECENTLY BEEN USED AS A DAYCARE FOR EMPLOYEES. RETURNING THE SPACE TO AN I-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

Fire Plan Review

Reviewed By: Jim Eden

Approved

Building Plan Review

Reviewed By: Michael Weisenborn

Pending

1. ICC/ANSI A117.1 2003 604.3.1 - Size. A clearance around a water closet 60 inches minimum, measured perpendicular from the sidewall, and 56 inches minimum, measured perpendicular from the rear wall, shall be provided.

Action required - This comment is not met for in Toilet 110 or Soiled 129. Make needed corrections.

2. 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 in these areas is to be used it must be an epoxy paint. Make needed corrections.

3. The project code information on Sheet G002 indicates that the building elements are not required to be rated as it is a sprinkled building. Footnote e on Table 601 does not apply as an I-2 is required to be sprinkled and therefore you can not reduce the rating on these elements.

Action required - Make needed corrections to the table and revise the plans to show how these requirements will be met.

4. The Project Code Information on Sheet G002 indicates that the allowable area is eligible for a 300% increase do to the sprinkler system. Exception 1 to Section 504.2 of the 2006 IBC states "Fire areas with an occupancy in Group I-2 of Type IIB, III, IV and V."

Action required - As this is an I-2 occupancy in Type V construction an area increase for the sprinkler system is not allowed. Make needed corrections.

5. 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 - I am unable to locate information on the sidelights for door frame type 2. Provide additional information on the plans.

6. The door schedule indicates that the hardware for door 127 is type 4. The door hardware information in specifications indicates that type 4 hardware is to be installed on door 122A.

Action required - Make needed corrections to clarify and insure that the hardware meets the requirements for corridor doors in a smoke barrier.

7. I am unclear as to how the access door in the attic space meets the requirements of Section 709.5 for openings in a smoke barrier.

Action required - Make needed corrections.

8. Provide additional information showing compliance with Section 709.6 of the 2006 IBC for penetrations of the smoke barrier.

Action required - Provide additional information.

9. For the Health Department review contact Chris Saxton with the Jackson County Public Works Department, Environmental Services Division, at 816-881-4455. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required - Provide documentation of approval from the health department.

10. For the Health Department inspection contact Chris Saxton with the Jackson County Public Works Department, Environmental Health Division at 816-881-4455. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required - This comment is for information purposes.

11. Planning and Development - Ground mounted equipment - Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required - Contact the Planning and Development Department for possible requirements.

12. Planning and Development - Commercial businesses located along existing public streets shall be subject to the following design standards: a. buildings shall be designed with four (4) sided architecture,

the same level of finish on all sides (no "back"); b. rooftop or ground-level mechanical equipment shall be totally screened from view by using either parapet walls at the same height of the mechanical units for rooftop mounts or by providing screening for ground mounted units acceptable to the Director; c. Wherever possible, parking areas and pedestrian walks shall connect internally to parking areas and pedestrian walks of existing adjoining businesses. Provisions shall be made for future connections to adjoining property not yet developed or redeveloped.

Action required - Contact the Planning and Development Department for possible requirements.

13. 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 - I am unable to locate the calculations for this. Please provide additional information.

14. 2006 IBC 1109.5.1 - Minimum number. No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with the requirements for people who use a wheelchair and one drinking fountain shall comply with the requirements for standing persons.

Action required - Make needed corrections.

15. 2006 IPC 802.1.1 - Food handling. Equipment and fixtures utilized for the storage, preparation and handling of food shall discharge through an indirect waste pipe by means of an air gap.

Action required - Show how this requirement will be met.

16. Show compliance with Section 802.1.6 of the 2006 IPC for waste connections for domestic dishwashers.

17. Laundry facilities not installed within an individual dwelling unit or intended for individual family use shall be equipped with an interceptor with a wire basket or similar device, removable for cleaning, that prevents passage into the drainage system of solids 0.5 inch or larger in size, string, rags, buttons or other materials detrimental to the public sewage system.

Action required - Show how this requirement will be met.

The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.

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