

# LEE'S SUMMIT FIRE DEPARTMENT

FIRE HEADQUARTERS  
207 SE DOUGLAS STREET  
LEE'S SUMMIT, MISSOURI 64063-2372  
(816) 969-1300  
FAX (816) 969-1313  
TDD (816) 969-7407

## PLAN REVIEW CONDITIONS

August 01, 2011

SUMMIT NORTHRIDGE LLC  
605 W 47TH ST STE 200  
KANSAS CITY, MO 64112  
GRUNLOH BUILDING INC  
901 NORTH SECOND ST  
EFFINGHAM, IL 62401  
<NO CONTACT NAME AVAILABLE>  
<NO CONTACT INFORMATION AVAILABLE>

Permit No: PRCOM20113275  
Project Title: HEARTLAND DENTAL CARE  
Project Address: 691 NW BLUE PKWY, LEES SUMMIT, MO 64086  
Parcel Number: 51700040900000000  
Location: SUMMIT FAIR 3RD PLAT LOTS 15-27 & TRACTS F-I---LOT 17  
Type of Work: New Tenant Finish  
Occupancy Group: BUSINESS  
Description: TENANT FINSH FOR A DENTAL OFFICE IN PREVIOUSLY UNOCCUPIED SPACE

***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

### **Building Plan Review**

**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 - Please verify that the general contractor has a valid Class B General Contractors License. I was unable to find you in our system.

2. 2006 IBC 602.1 - General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire-resistance rating not less than that specified in Table 602.

Action required - The construction type set for the shell building was Type II-B. Make needed corrections.

3. 2006 IPC 403.2 - Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. (See code for possible exceptions.)

Action required - Label the restrooms on the plans.

4. 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 vertical grab bar is not shown on the plans. Make needed corrections.

5. 2006 IBC 1210.1 - Floors. In other than dwelling units, toilet and bathing room floors shall have a smooth, hard, nonabsorbent surface that extends upward onto the walls at least 6 inches.

Action required - Make needed corrections for the rear toilet room.

6. ICC/ANSI A117.1 2003 404.2.3 - Maneuvering Clearance at Doors. Minimum maneuvering clearances at doors shall comply with Section 404.2.3 and shall include the full clear opening width of the doorway.

Action required - The door to the rear toilet does not meet this requirement. Make needed corrections.

7. 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 - This applies not only to the wall behind the toilet but any sidewall within the specified distance. If paint is to be used in this area it must be an epoxy paint. Make needed corrections.

8. Sheets M1, P1, E1 and N1 are not sealed and signed by an engineer licensed in the State of Missouri.

Action Required - Provide three (3) copies of sealed and signed sheets.

9. 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 - Provide calculations for the outdoor air and how it will be obtained.

10. The three exhaust fans are shown to be tied into one common exhaust with nothing to keep the exhaust from one fan to be pushed into another space.

Action Required - Make needed corrections.

11. The sizes of the mechanical ducts are not provided on the plans.

Action Required - Add additional information.

12. I am unable to locate details for the construction of the water heater shelf.

Action Required - Provide additional information.

13. Sizing of all waste, vent and water piping is not provide.

Action Required - Provide additional detail on the plans.

***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.***