

LEE'S SUMMIT FIRE DEPARTMENT

FIRE HEADQUARTERS
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LEE'S SUMMIT, MISSOURI 64063-2372
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PLAN REVIEW CONDITIONS

June 26, 2013

JACKSON BUILDERS AND DEVELOPERS
1821 EAST 76TH TER
KANSAS CITY, MO 64132
E & Q HEATING AND COOLING
5 SW 4TH ST
LEES SUMMIT, MO 64063
LANGSFORD DEVELOPMENT INC
616 SW 3RD ST
LEES SUMMIT, MO 64063
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

Building Plan Review

Reviewed By: Michael Weisenborn

Pending

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. Provide detail on seating arrangement in the assembly area and calculate as per table 1004.1.1 in the 2006 IFC. Will pews be used and if so give specifications on each of them and calculate occupancy as per the IFC, or if fixed or bonded seats are to be used the occupancy shall be calculated at 7 per 1,000. Plans received are shown as calculated at 15, which is used for tables and chairs. Calculating the seating at 7 and taking the entire occupancy into account puts the total number well over 300, thus requiring automatic sprinklers and an alarm system.

2. the basement is shown as a warehouse area, however on the plan it is called out as a usable space, therefore I do not concur with factoring it out at 500 per 1,000 sq/ft. Redefine the use of the space and provide new occupancy figures

3. 907.12 Duct smoke detectors.

Duct smoke detectors shall be connected to the building's fire alarm control panel when a fire alarm system is provided. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location. Duct smoke detectors shall not be used as a substitute for required open area detection.

Exceptions:

1. The supervisory signal at a constantly attended location is not required where duct smoke detectors activate the building's alarm notification appliances.
2. In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble.

For units over 2,000 CFM this rule applies. Without an alarm system it shall have a remote LED test and reset switch, or shall be tied into the buildings alarm system

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.

