

PLAN REVIEW CONDITIONS

August 15, 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

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.

Mike Weisenborn 07/17/2013 11:13 AM - The Codes Administration and Fire Department review staff have discussed how to best calculate the occupant load of this space. We have determined an occupant load of 198 for the sanctuary and choir area. This was number is the result of calculating the seating area at 1 person for every 7 square feet and the stage at 1 person for every 15 square feet. This is actually less than what is shown on the pew layout provided.

We determined that the open area of the lower level is to be calculated at 1 person for every 15 square feet which results in an occupant load of 193. This is the multiplier for movable tables and chairs.

We believe this is consistent with occupant load calculations for worship facilities we have reviewed in the past. Even without including the occupant loads of the office, classroom and support areas, the calculated occupant load of the fire area exceeds 300 is required to be protected buy a fire suppression system or divided into smaller fire areas. Make corrections as needed.

Mike Weisenborn 08/15/2013 10:08 AM - The Codes Administration and Fire department staff have reviewed the revised floor plan and occupant load calculations provided. The problem that we are encountering is that the spaces provided on the plans are not all to scale so we are not able to perform calculations on our own. Other spaces are not dimensioned.

When we calculate the total area of the lower level we get 4,673 square feet. This is 590 square feet more than 4,083 square feet used for the occupant load calculations provided in the email dated July 31st.

The calculated occupant load of the space provided on July 31st is 291 people and this does not take into consideration the adjacent tenant. As this number is so close to the critical number of 300, we believe that all spaces have to be accounted for. If you believe that the space does not generate an occupant load than it needs to be indicated as part of the area calculations.

It is also important that the plans accurately represent the layout of the space. All spaces need to be correctly drawn and dimensioned.

Make needed corrections. (The other comments provided on this document will remain until the calculated occupant load is approved.)

2. 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.

3. 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 than the corridors are required to be rated. Make needed corrections.

4. 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.

Mike Weisenborn 07/17/2013 12:04 PM - To be verified on inspection.

5. 2006 IBC 1008.1.9 - Panic and fire exit hardware. Where panic and fire exit hardware is installed, it shall comply with the following: 1. The actuating portion of the releasing device shall extend at least one-half of the door leaf width. 2. The maximum unlatching force shall not exceed 15 pounds. Each door in a means of egress from a Group A or E occupancy having an occupant load of 50 or more and any Group H occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware. Exception: A main exit of a Group A occupancy in compliance with Section 1008.1.8.3, Item 2. Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet wide that contain overcurrent devices, switching devices or control devices with exit access doors must be equipped with panic hardware and doors must swing in the direction of egress. If balanced doors are used and panic hardware is required, the panic hardware shall be the push-pad type and the pad shall not extend more than one-half the width of the door measured from the latch side.

Action required - To be verified on inspection.

6. 2006 IBC 1020.1 - Enclosures required. Interior exit stairways and interior exit ramps shall be enclosed with fire barriers constructed in accordance with Section 706 or horizontal assemblies constructed in accordance with Section 711, or both. Exit enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories. The number of stories connected by the exit enclosure shall include any basements but not any mezzanines. An exit enclosure shall not be used for any purpose other than means of egress. (See code book for possible exceptions.)

Action required - Make needed corrections.

Fire Plan Review **Reviewed By: Jim Eden** **Rejected**

1. In response to the resubmittal letter regarding occupancy load calculations the numbers we figured are not in agreement. Working in conjunction with codes administration and just looking at the occupant load for the sanctuary and the lower level open area that figure exceeds 300, without taking the accessory areas into consideration. As a result the building will have to be separated by a 2 hour enclosure or will be required to be sprinklered.

- _____ Approved to issue per the listed conditions.
- _____ Do not issue per the listed conditions.
- _____ Approved to construct foundation only per the listed conditions.
- _____ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

_____	_____
Signature of Applicant	Date
_____	_____
Print Applicant Name	CompanyName

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.