

PLAN REVIEW CONDITIONS

September 17, 2013

360 ARCHITECTURE
300 W 22ND ST
KANSAS CITY, MO 64108

Permit No: PRCOM20131998
Project Title: 9 ROUND FITNESS
Project Address: 1125 NE RICE RD, LEES SUMMIT, MO 64086
Parcel Number: 52810032100000000
Location: MINOR SUB OF TR A, REPLAT OF LOT 2 DEERBROOK COMMERCIAL PARK LOT 5
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR GYM

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 - Alliance Mechanical does not have a current business license with the City of Lee's Summit. They must obtain their license prior to permit approval.

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. 2006 IBC 303.1 - Assembly Group A. Assembly Group A occupancy includes, among others, the use of a building or structure, or a portion thereof, for the gathering of persons for purposes such as civic, social or religious functions; recreation, food or drink consumption; or awaiting transportation. Exceptions: 1. A building used for assembly purposes with an occupant load of less than 50 persons shall be classified as a Group B occupancy. 2. A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy. 3. A room or space used for assembly purposes that is less than 750 square feet in area and is accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.

Action required - As the calculated occupant load is less than 50 the occupancy type is a B.

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 the walls within this designated area are to be painted and epoxy paint must be used. Provide additional information on the plans.

3. 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 and show how this requirement will be met.

4. Details and specifications for the mechanical, electrical and plumbing alterations have not been provided.

Action required - Provide additional information.

5. 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 - It 60 inch clearance requirement does not appear to be met. Make needed corrections.

Fire Plan Review

Reviewed By: Brian Austerman

Approved with Conditions

1. 2006 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.

Provide sprinkler plans for approval

2. 2006 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

Provide alarm plans for approval

3. 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Provide a minimum of a 2A10B:C extinguisher for every 3,000 sq/ft

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