

PLAN REVIEW CONDITIONS

October 07, 2013

HGK CONSTRUCTION MANAGEMENT
6532 BLUE RIDGE CUT-OFF
RAYTOWN, MO 64133

Permit No: PRCOM20132126
Project Title: SUBTECHNOLOGY
Project Address: 2301 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064
Parcel Number: 52240040400000000
Location: REPLAT NO 1 OF LAKEWOOD BUS CENTER ON I-470 PLAT J LOT 43A2
Type of Work: CHANGE OF TENANT
Occupancy Group: MIXED OCCUPANCY
Description: CHANGE OF TENANT

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 - Provide the names of the licensed mechanical and plumbing contractors. This information is required for permit approval.

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. General Note 1 on Sheet A1.0 states that all new walls are to be 1-hour fire rated but a listing for the assembly is not provided. (Per the section on non-separated uses, there are no required rated assemblies in this building.)

Action required - Make needed corrections.

2. The loads used in the design of the new second floor area are not provided on the plans.

Action required - Provide additional information on the plans.

3. The plans do not show footings or a thickened slab under the new load bearing wall.

Action required - Provide justification for not providing additional support for the wall.

4. There appears to be a new platform open to the warehouse next to the second floor restrooms.

Action required - Provide additional information such as guards and the gate for this area.

5. 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 show on the plans. The plans also do indicate mounting location deminsions for the grab bars. Provide additional information on the plans.

6. The required clearances for an accessible restroom are not shown for the new restroom on the second floor.

Action required - Provide additional information on the plans.

7. 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 - Per detail a 18 inches clear is required from the latch side on a front approach door. This requirement is not being meet for the second floor restroom doors. Make needed corrections.

8. Plans and details for the mechanical, electrical and plumbing work have not been provided.

Action required - Provide required information.

9. 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 - Indicate how this requirement will be met on the plans.

10. 2006 IBC 1109.4 - Kitchens and kitchenettes. Where kitchens and kitchenettes are provided in accessible spaces or rooms, they shall be accessible in accordance with ICC A117.1.

Action required - Show how the second floor breakroom sink will meet this requirement.

11. 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 - Indicate locations of required safety glass.

12. I am unable to locate information on the window located in the wall between Office 100 and the warehouse area.

Action required - Provide additional information.

13. The doors to the two new mechanical closets are not show on the door schedule.

Action required - Make needed corrections.

14. The plans are not dimensioned.

Action required - Provide dimensions on the plans.

Fire Plan Review

Reviewed By: Brian Austerman

Approved with Conditions

1. 2006 IFC 703.1- Maintenance. The required fire-resistance rating of fire-resistance-rated construction (including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and fire-resistant joint systems) shall be maintained. Such elements shall be properly repaired, restored or replaced when damaged, altered, breached or penetrated. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.

Doors along the one hour rated firewall shall be rated fire doors. Verified at inspection

2. 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

3. 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

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