

PLAN REVIEW CONDITIONS

November 15, 2013

KC CONSTRUCTORS INC
14716 S BYNUM RD
LONE JACK, MO 64070

Permit No: PRCOM20132440
Project Title: GRIDER ORTHODONTICS
Project Address: 101 SW 3RD ST, LEES SUMMIT, MO 64063
Parcel Number: 61340270100000000
Location: LEES SUMMIT TOWN OF ALL OF LOTS 9 & 10 BLK 10
Type of Work: NEW COMMERCIAL
Occupancy Group: BUSINESS
Description: GRIDER ORTHODONTICS BUILDING

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, electrical and plumbing contractors. This information is required for permit approval.

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. The building permit for this project can not be issued until the Codes Administration Department has received the approved Final Development Plan from the Planning and Development Department.

Action required - This comment is for information purposes.

2. 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 - Make needed corrections to the plans.

3. 2006 IBC 1109.2 - Toilet and bathing facilities. Toilet rooms and bathing facilities shall be accessible. Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing facilities provided within the facility shall not be located on the inaccessible floor. At least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing facility shall be accessible.

Action required - All restrooms are required to meet the requirements of this section. Restrooms located off of private offices can be adaptable as outlined in this section. Make needed corrections.

4. 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 - Make corrections needed to comply with this section.

5. 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 - Make corrections needed to comply with this section.

6. ICC/ANSI A117.1 2003 606.2 - Clear floor space. A clear floor space complying with Section 305.3, positioned for forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. The dip of the overflow shall not be considered in determining knee and toe clearance. (See code for possible exceptions.)

Action required - Make corrections needed to comply with this section.

7. 2006 IBC 1109.12.3 - Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

Action required - Make corrections needed to comply with this section.

8. 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 - The finish schedule indicates that wood is to be used in the restrooms. Make corrections needed to comply with this section.

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 - This requirement includes walls next to the water closets. Make corrections needed to comply with this section.

10. ICC/ANSI A117.1 2003 804.6.6 - Refrigerator/Freezer. Combination refrigerators and freezers shall have at least 50 percent of the freezer compartment shelves, including the bottom of the freezer, 54 inches maximum above the floor when the shelves are installed at the maximum heights possible in the compartment. A clear floor space, positioned for a parallel approach to the space dedicated to a refrigerator/freezer, shall be provided. The centerline of the clear floor space shall be offset 24 inches maximum from the centerline of the dedicated space.

Action required - This comment is for information purposes.

11. 2006 IBC 1109.5.1 - Minimum number. No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with the requirements for people who use a wheelchair and one drinking fountain shall comply with the requirements for standing persons.

Action required - If a drinking fountain is provided it shall meet both height requirements. Make corrections needed to comply with this section. Note - The City of Lee's Summit does not require a drinking fountain when a breakroom sink is provided.

12. 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 - I am unable to locate any reference to the required vertical grab bar. Make corrections needed to comply with this section.

13. Copies of the engineered truss package were not provided at the time of permit application.

Action required - Provide two (2) copies of the engineered truss package. The package shall be signed and sealed by an engineer licensed in the State of Missouri. This information is not required for permit approval or issuance but shall be provided prior to framing inspection.

14. 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 - Make corrections needed to comply with this section.

15. 2006 IBC 504.6 - Domestic clothes dryer ducts. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of 4 inches in diameter. The entire exhaust system shall be supported and secured in place. The male end of the duct at overlapped duct joints shall extend in the direction of airflow. Clothes dryer transition ducts used to connect the appliance to the exhaust duct system shall be limited to single lengths not to exceed 8 feet and shall be listed and labeled for the application. Transition ducts shall not be concealed within construction.

Action required - Make corrections needed to comply with this section.

16. 2006 IMC 306.5 - Equipment and appliances on roofs or elevated structures. Where equipment and appliances requiring access are installed on roofs or elevated structures at a height exceeding 16 feet, such access shall be provided by a permanent approved means of access, the extent of which shall be from grade or floor level to the equipment and appliances level service space. Such access shall not require climbing over obstructions greater than 30 inches high or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Permanent ladders installed to provide the required access shall comply with the following minimum design criteria: 1. The side railing shall extend above the parapet or roof edge not less than 30 inches. 2. Ladders shall have rung spacing not to exceed 14 inches on center. 3. Ladders shall have a toe spacing not less than 6 inches deep. 4. There shall be a minimum of 18 inches between rails. 5. Rungs shall have a minimum 0.75-inch diameter and be capable of withstanding a 300-pound load. 6. Ladders over 30 feet in height shall be provided with offset sections and landings capable of withstanding 100 pound per square foot. 7. Ladders shall be protected against corrosion by approved means. Catwalks installed to provide the required access shall be not less than 24 inches wide and shall have railing as required for service platforms.

Action required - Details for the ladder have not been provided. Make corrections needed to comply with this section.

17. 2006 IBC 1008.1.8.1 - Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 shall not require tight grasping, tight pinching or twisting of the wrist to operate.

Action required - Make corrections needed to comply with this section.

18. 2005 NEC 517.13 - Grounding of receptacles and fixed electric equipment in patient care areas. Wiring in patient care areas shall comply with 517.13(A) and 517.13(B).

Action required - Make corrections needed to comply with this section.

19. The site plan shows a north/south property line about 2 feet from the east wall of the building. Our records do not show a property line at this location. If there is a property line or is to be a property line at this location than the east wall of the building will be required to meet fire-resistant construction requirements as applicable.

Action required - Make corrections needed to comply with the code.

20. I am unable to locate construction details which show compliance with the requirements of Section 2308 of the 2006 IBC.

Action required - Make corrections needed to comply with this section.

21. Details/specifications for the exray equipment has not been provided.

Action required - Provide specifications and installation requirements for the x-ray equipment.

22. I am unable to locate the electrical panel on the plans.

Action - Provide additional information.

23. I am unable to locate the disconnect for the electrical system.

Action required - Provide additional information.

24. The plans do not show where the stormwater is going once it leaves the downspouts.

Action required - Provide additional information.

Fire Plan Review

Reviewed By: Brian Austerman

Approved with Conditions

1. 1008.1.8 Door operations.

Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

THUMB LATCH OR PANIC HARDWARE ONLY ON THE EGRESS SIDE OF MARKED EXITS, FOR INFORMATION ONLY

2. RECOMMEND AN ADDITIONAL EXIT SIGN/ COMBINATION LIGHT IN THE CORRIDOR

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

MINIMUM SIZE IS 2A10B:C

4. WILL THERE BE ANY COMPRESSED GASSES AND IF SO INDICATE TYPE, SIZE AND STORAGE LOCATIONS

_____ 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.