

PLAN REVIEW CONDITIONS

November 26, 2013

AGMP ARCHITECTS
226 SE DOUGLAS
LEES SUMMIT MO, MO 64063

Permit No: PRCOM20132504
Project Title: BEIT-EL-ECHAD
Project Address: 1479 SW MARKET ST, LEES SUMMIT, MO 64081
Parcel Number: 61800320800000000
Location: SOUTH PORT BUSINESS PARK LOT 12-A LOT 12-A
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR WORSHIP, RECREATION OR AMUSEMENT
Description: TENANT FINISH

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 electrical and mechanical contractors. This information is required for permit approval.

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. 2006 IBC 1004.1.1 - Areas without fixed seating. The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.1. For areas with out fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant per unit of area factor assigned to the occupancy as set forth in Table 1004.1.1. Where an intended use is not listed in Table 1004.1.1, the building official shall establish a use based on a listed use that most nearly resembles the intended use.

Action required - The plans provide multiple occupant loads but no calculations to substantiate any of them. Provide calculations and an occupant load for the space.

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 - Show compliance with this requirement based on the calculated occupant load.

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 - The table provided is not calculated per this section and does not include the entire space. Make needed corrections.

4. The hardware type for doors 10 and 13 is not shown on the door schedule.

Action required - Provide hardware information for these doors. It appears that the door identifiers have been changed. Make corrections to the table as needed.

5. 2006 IBC 1006.3 - Illumination emergency power. The power supply for means of egress illumination shall normally be provided by the premises electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate the following areas.

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
2. Corridors, exit enclosures and exit passageways in building required to have two or more exits.
3. Exterior egress components at other than the level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
4. Interior exit discharge elements, as permitted in Section 1024.1, in buildings required to have two or more exits.
5. Exterior landings, as required by Section 1008.1.5, for exit discharge doorways in building required to have two or more exits.

The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702.

Action required - Compliance to be verified on inspection.

Fire Plan Review

Reviewed By: Brian Austerman

Rejected

1. Show ratings of separation walls between adjoining occupancies. There is a 2 hour fire separation requirement for this occupancy, or show the occupant load for the entire FIRE AREA without separations.

2. Provide clarification on calculated occupancy. Under "Interior Finish Ratings" it shows the occupancy as 142 but under "Occupancy Tables" it is listed as 98.

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