

PLAN REVIEW CONDITIONS

December 10, 2013

AGMP ARCHITECTS
226 SE DOUGLAS
LEES SUMMIT MO, MO 64063

Permit No: PRCOM20132504
Project Title: BEIT-EL-ECHAD SYNAGOGUE
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

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.

Mike Weisenborn 12/09/2013 3:50 PM - As a drinking fountain is not shown on the plans, I assume that a bottled water system will be provided. Indicate this on the plans.

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.

6. 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 - This requirement is not being met in the added womens restroom. Make needed corrections.

7. Plumbing specifications have not been provided.

Action required - Provide additional information.

8. 2006 IPC - Section 303.3 - Prohibited locations. Fuel-fired appliances shall not be located in, or obtain combustion air from, any of the following rooms or spaces:

1. Sleeping rooms.
2. Bathrooms.
3. Toilet rooms.
4. Storage closets.
5. Surgical rooms.

Action required - Verify that FCU 1 and 2 are not pulling combustion air from the restroom.

9. Sheet TF-1 indicates that the south restroom off of the multi-purpose room is existing and Sheet MP-1 indicates that the fixtures in this room are to be added.

Action required - I believe your arrows are going to the wrong fixtures. Make needed corrections.

Fire Plan Review

Reviewed By: Brian Austerman

Approved with Conditions

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.

12/5/2013 Rating of the south wall is shown as a 2 hour existing wall. The north wall is shown as a 1 hour wall. Condition is approved with the condition that a 2 hour wall may be required after review for a new tenant in the vacant spaces north of this occupancy. See letter from Mark Dunning dated 12/5/2013.

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.

Approved

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