

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

January 27, 2014

INTERNATIONAL ARCHITECTS ATELIER
912 BROADWAY SUITE 300
KANSAS CITY, MO 64105

Permit No: PRCOM20140038
Project Title: MCC - LONGVIEW COMMUNITY COLLEGE - ENROLLMENT CENTER RENOVATION
Project Address: 500 SW LONGVIEW RD, LEES SUMMIT, MO 64081
Parcel Number: 63600010402100000
Location: SEC-09 TWP-47 RNG-32 PT NE 1/4 DAF: BEG 180' S OF NE COR NE 1/4 TH N 87 DEG W 1250'
TH S 22 DEG E 136.08' TH S 17 DEG E 26.67' TH N 87 DEG W 557.04' TH S 2 DEG W 160' TH N
87 DEG W 260' TH N
Type of Work: ALTERATION COMMERCIAL
Occupancy Group: MIXED OCCUPANCY
Description: INTERIOR ALTERATIONS TO COLLEGE ENROLLEMENT CENTER AND OFFICES

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: Joe Frogge

Pending

1. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances. Action required - Either a Class A or Class B license is required. Provide the name of the licensed general contractor.

Action Required: Licensed general contractor must be listed on permit prior to issuance.

2. 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: Mechanical, Electrical, and Plumbing contractors must be licensed and listed on permit prior to permit issuance.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 2012 IBC 803.9 Interior finish requirements based on group. Interior wall and ceiling finish shall have a flame spread index not greater than that specified in Table 803.9 for the group and location designated. Interior wall and ceiling finish materials tested in accordance with NFPA 286 and meeting the acceptance criteria of Section 803.1.2.1 shall be permitted to be used where a Class A Classification in accordance with ASTM E 84 or UL 723 is required.

Required Action: Provide additional information that verifies that finish materials FB-1 & FB-2 meet minimum Class B requirements per 803.1.1

2. 2012 IBC 1004.3 - Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

Required Action: Provide additional information as to what the maximum occupancies will be and where they will be posted.

3. 2012 IMC 2406.1 Human impact loads. Individual glazed areas, including glass mirrors, in hazardous locations as defined in Section 2406.4 shall comply with sections 2406.1.1 through 2406.1.4.

Action Required. Provide additional information to verify that safety glass will be installed in appropriate locations.

4. 2012 IBC 1004.3 - Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

Corrective Action: Provide justification for 39 occupants in the Enrollement Center #205.

5. 2012 IMC 602.2.1 Materials within plenums. Except as required by Sections 602.2.1.1 through 602.2.1.5, materials within plenums shall be noncombustible or shall be listed and labeled as having a flame spread index of not more than 25 and a smoke-developed index of not more than 50 when tested in accordance with ASTM E84 or UL 723. (see code section for exceptions)

Action Required: This item will be verified in field.

Fire Plan Review

Reviewed By: Brian Austerman

Approved with Conditions

1. 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 any alterations to the system

2. 907.1.1 Construction documents. Construction documents for fire alarm systems shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code, the International Building Code, and relevant laws, ordinances, rules and regulations, as determined by the fire code official.

Provide alarm plans if any modifications are made

3. 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 2A10B:C extinguishers. Verified at inspection

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.