

PLAN REVIEW CONDITIONS

February 19, 2014

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

Revisions Required

One or more departments have not approved the permit and 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 address the comments as requested and provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.

Planning and Codes Administration (816) 969-1200

Fire Department (816) 969-1300

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.

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.

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.

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.

Mike Weisenborn 02/18/2014 3:48 PM - To be verified on inspection.

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.

Mike Weisenborn 02/18/2014 3:52 PM - Note added to the plans. To be verified on inspection.

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

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

Mike Weisenborn 02/19/2014 2:07 PM - I am unable to locate information regarding protection of the x-ray area. Please provide additional information.

25. 2012 IBC 1008.1.1 – Size of doors. The minimum width of each door opening shall be sufficient for the occupant load thereof and shall provide a clear width of 32 inches. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Where this section requires a minimum clear width of 32 inches and a door opening includes two door leaves without a mullion, one leaf shall provide a clear opening width of 32 inches. The maximum width of a swinging door leaf shall be 48 inches nominal. Means of egress doors in a Group I-2 occupancy used for the movement of beds shall provide a clear width not less than 41.5 inches. The height of door openings shall not be less than 80 inches. See Code for possible exceptions.

Action required - Door 112 does not meet the minimum width requirement of 32 inches clear as the closet is larger than 10 square feet. The plans do not need to be revised but compliance will be verified on inspection.

Fire Plan Review

Reviewed By: Jim Eden

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

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