



PLAN REVIEW CONDITIONS

February 24, 2014

SCHARHAG ARCHITECTS
310 ARMOUR RD #218A
NORTH KANSAS CITY, MO 64116

Permit No: PRCOM20140191
Project Title: TUESDAY MORNING EXPANSION
Project Address: 901 NW OBRIEN RD, LEES SUMMIT, MO 64081
Parcel Number: 62140031600000000
Location: SUMMIT SHOPPING CENTER LOT 1
Type of Work: ALTERATION COMMERCIAL
Occupancy Group: MERCANTILE
Description: EXPAND EXISTING TENANT SPACE

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

Building Plan Review

Reviewed By: Joe Frogge

Pending

Fire Plan Review

Reviewed By: Brian Austerman

Rejected

1. 2014 IFC 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:
 1. A Group M fire area exceeds 12,000 square feet (1115m2).
 2. A Group M fire area is located more than two stories above grade plane.
 3. The combined area of all Group M fire areas on all floors, including mezzanines, exceeds 24,000 square feet (2230m2).
 4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m2).

By removing the wall between the two occupancies the Group M fire area is over 12,000 square feet. This will require sprinklering of the entire Group M area, or constructing a fire separation area within the space to maintain the area under 12,000 square feet. The vacant space was an A-3 occupancy, with the change in use to that of an M this rule shall apply. Please provide details on either sprinklering the space or separating it out.

2. 2012 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In

Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building, each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

Address all exterior doors to match the business, verified at inspection

3. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Provide a 2A10B:C type extinguisher (5 pound) for every 3,000 square feet. Verified at inspection

4. 1006.4 Performance of system.

Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle (11 lux) and a minimum at any point of 0.1 foot-candle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 foot-candle (6 lux) average and a minimum at any point of 0.06 foot-candle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded.

Provide emergency lighting if not already existing

5. 1011.1 Where required.

Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. Access to exits shall be marked by readily visible exit signs in cases where the exit or the path of egress travel is not immediately visible to the occupants. Exit sign placement shall be such that no point in a corridor is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

Exceptions:

1. Exit signs are not required in rooms or areas that require only one exit or exit access.
2. Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the fire code official.
3. Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3.
4. Exit signs are not required in sleeping areas in occupancies in Group I-3.
5. In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.

Provide exit signage if not already existing

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.