

PLAN REVIEW CONDITIONS

April 11, 2014

ABELN & ASSOCIATES ARCHITECTS PC
11827 W 112th St, Suite 220
OVERLAND PARK, KS 66210

Permit No: PRCOM20140512
Project Title: SKYZONE
Project Address: 2900 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064
Parcel Number: 52200012700000000
Location: LAKEWOOD BUSINESS CENTER ON I-470 - PLAT P---LOT 23
Type of Work: NEW TENANT FINISH
Occupancy Group: ASSEMBLY FOR WORSHIP, RECREATION OR AMUSEMENT
Description: TENANT FINISH FOR INDOOR TRAMPOLINE PARK

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

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

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.

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 - Licensed MEP subcontractors required. Provide the company names of the licensed MEP subcontractors.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 847-7070. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action Required - This comment is for information purposes.

2. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action Required - This comment is for information purposes.

3. 2012 IBC Chapter 10 - Means of egress.

Action required: Provide egress plan.

5. 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.

Action required: Comment for informational purposes. Posting to be verified at inspections.

6. Miscellaneous.

Action required: Clarify use of door 119 at ramp leading to Foam Zone Court.

7. 2012 IBC 1013.3 – Height. Required guards shall not be less than 42 inches high, measured vertically as follows: 1. From the adjacent walking surface; 2. On stairs, from the line connecting the leading edges of the tread nosings; and 3. On ramps, from the ramp surface at the guard. (See code section for possible exceptions.)

Action required: Modify detail 6/A-102 to correct guard height.

8. 2012 IPC Fixture calculations. To determine the occupant load of each sex, the total occupant load shall be divided in half. To determine the required number of fixtures, the fixture ratio or ratios for each fixture type shall be applied to the occupant load of each sex in accordance with Table 403.1. Fractional numbers resulting from applying the fixture ratios of Table 403.1 shall be rounded up to the next whole number. For calculations involving multiple occupancies, such fractional numbers for each occupancy shall be first be summed and then rounded up to the next whole number. (see code section for exception)

Action required: Insufficient number of female water closets. Modify documents.

9. 2011 NEC 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locates specified in 210.8(B)(1) through (8) shall have ground-fault circuit-interrupter protection for personnel.

(1) Bathrooms

(2) Kitchens

(3) Rooftops

(4) Outdoors

(5) Sinks - where receptacles are installed within 6 feet of the outside edge of the sink.

(6) Indoor wet locations

(7) Locker rooms with associated showering facilities

(8) Garages, service bays, and similar areas where electrical diagnostic equipment, electrical hand tools, or portable lighting equipment are to be used.

(refer to code for exceptions)

Action required. Receptacles within 6' of sinks must be GFCI protected. Modify documents.

10. 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: Comment for informational purposes.

11. Occupancy requirements.

Action required: Comment for informational purposes. No type of occupancy may be granted before shell building has been inspected and approved.

Fire Plan Review

Reviewed By: Brian Austerman

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.

For information only, panic hardware or thumb latch only on egress doors

2. 907.12 Duct smoke detectors.

Duct smoke detectors shall be connected to the building's fire alarm control panel when a fire alarm system is provided. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location. Duct smoke detectors shall not be used as a substitute for required open area detection.

Duct detectors shall be tied into the building's alarm panel and shall transmit a supervisory signal to the panel along with unit shutdown. ME1 12B shows a remote test station. Revision to be shown on alarm plans

3. 2012 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

Provide alarm plans for approval

4. 2012 IFC 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 approval. Also show location of FDC and hydrant location within 100' of FDC. Outside horn strobe is to be located over FDC and shall activate on waterflow alarm only.

5. 2012 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

Call (816) 969-1300 to obtain a knox box application. Knox box is to be mounted near outside horn strobe and FDC.

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