

**PLAN REVIEW CONDITIONS**

May 14, 2014

LIQUID DESIGN  
1430 SOUTH MINT STREET, SUITE 105  
CHARLOTTE, NC 28203

Permit No: PRCOM20140977  
Project Title: FRONTIER JUSTICE  
Project Address: 800 NE JONES INDUSTRIAL DR, LEES SUMMIT, MO 64064  
Parcel Number: 52200010900000000  
Location: I-470 BUSINESS & TECHNOLOGY CENTER---LOT 1  
Type of Work: NEW COMMERCIAL  
Occupancy Group: MIXED OCCUPANCY  
Description: NEW BUILDING - FIRING RANGE AND RETAIL STORE

***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. 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: MEP subcontractors are required to be listed on permit. Provide company names of MEP contractors.

**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 informational purposes.

3. 2012 IBC 1110.1 Signs. Required accessible elements shall be identified by the international symbol of accessibility at the following locations:

1. Accessible parking spaces required by section 1106.1 except where the total number of parking spaces provided is four or less.
2. Accessible passenger loading zones.
3. Accessible rooms where multiple single-user toilet or bathing rooms are clustered at a single location.
4. Accessible entrances where not all entrances are accessible.
5. Accessible check-out aisles where not all aisles are accessible. The sign, where provided, shall be above the check-out aisle in the same location as the check-out aisle number or type of check-out identification.
6. Family or assisted-use toilet and bathing rooms.
7. Accessible dressing, fitting and locker rooms where not all such rooms are accessible.
8. Accessible areas of refuge in accordance with Section 1007.9.
9. Exterior areas for assisted rescue in accordance with Section 1007.9.

Action required: This comment is for informational purposes. Accessibility signage to be verified at inspection.

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.

Required action: This comment is for informational purposes. Posting verified at inspection.

5. ICC A117.1-2009 604.5.1 – Fixed side wall grab bars. Fixed side-wall grab bars shall be 42 inches minimum in length, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall. In addition, a vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located 39 inches minimum and 41 inches maximum above the floor, and with the center line of the bar located 39 inches minimum and 41 inches maximum from the rear wall.

Action required: Provide dimension to vertical grab bar.

6. 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.

Action required: Provide verification that woven fabric acoustical wall panels meet flame spread requirements.

7. 2012 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. (see code section for specific construction requirements)

Action required: Revise drawings to show how access to upper roof and roof above gun ranges will comply with this section. I am unable to find access point for roof above gun ranges nor can I find specific informatin about how access is accomplished between switch-back stairs and roof hatch at upper roof.

8. 2012 IBC Exit Signs 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. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit of the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. (see code section for exceptions)

Action required: Exit sign appears to route occupants into "Air Loc 101" in lieu of adjacent exit access. Relocate exit sign to appropriate location. Coordinate with Fire Department.

9. 2012 IBC 1006.1 Illumination required. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.

Action required. Revise drawings to show emergency lighting in the rooms at the ends of gun ranges as well as in the mercantile area.

10. 2012 IBC 1109.12.3 – Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

Action required: Provide detailed information for the construction of retail area point of sale counters.

11. 2011 NEC 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Required action: Modify drawings to show that this requirement is met for all HVAC equipment on roofs.

12. 2012 IPC 608.1 General. A potable water supply system shall be designed, installed and maintained in such a manner so as to prevent contamination from nonpotable liquids, solids or gases being introduced into the potable water supply through cross-connections or any other piping connections to the system. Backflow preventer applications shall conform to Table 608.1, except as specifically stated in Sections 608.2 through 608.16.10.

Required action: Revise drawings to show that water system is has backflow preventer and pressure reducing valve at entry.

13. Water service clarifications needed.

Required actions:

- update civil drawings to depict 2" water meter as discussed.
- clarify intention of the note on civil drawings showing another 3" meter and pit to the west of westernmost parking lot entry.

**Fire Plan Review**

**Reviewed By: Brian Austerman**

**Approved with Conditions**

1. 803.5.1 Textile wall or ceiling coverings.

Textile wall or ceiling coverings shall comply with one of the following:

1. The wall or ceiling covering shall have a Class A flame spread index in accordance with ASTM E 84 or UL 723, and be protected by automatic sprinklers installed in accordance with Section 903.3.1.1 or 903.3.1.2;
2. The wall covering shall meet the criteria of Section 803.5.1.1 or 803.5.1.2 when tested in the manner intended for use in accordance with NFPA 265 using the product-mounting system, including adhesive, of actual use; or
3. The wall or ceiling covering shall meet the criteria of Section 803.1.2.1 when tested in accordance with NFPA 286 using the product-mounting system, including adhesive, of actual use.

Provide flame spread rating for wall coverings in shooting range as well as the sonex material

2. 20012 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. FDC shall be a 4" STORTZ type and to be located under the outside horn strobe. For information only

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, outside horn strobe is to activate on waterflow ONLY. Also show duct detection on alarm plans. For information only

4. Label door to riser room, to be verified at inspection

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. Knok box to be located by FDC and outside horn strobe

6. [B] 1006.3 Emergency power for illumination. 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 all of the following areas:

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits.
3. Exterior egress components at other than their levels 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 1027.1, in buildings required to have two or more exits.
5. Exterior landings as required by Section 1008.1.6 for exit discharge doorways in buildings required to have two or more exits.

Provide exterior emergency lighting at exit doors per condition #5 listed above

7. 2012 IFC 609.2- Where required. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

Information was provided for drink stations at the cafe, also provide information on food service at the facility, if there is to be any. If any grease laden vapors are created a type 1 hood will be required.

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