



PLAN REVIEW CONDITIONS

June 23, 2014

PEARCE CONSTRUCTION
417 E 135TH ST
KANSAS CITY, MO, MO 64145-

Permit No: PRCOM20141214
Project Title: ABUNDANT LIFE BAPTIST CHURCH AUDITORIUM AND EDUCATION FACILITIES
Project Address: 1302 SW JEFFERSON ST, LEES SUMMIT, MO 640811304 SW JEFFERSON ST, LEES SUMMIT, MO 640811306 SW JEFFERSON ST, LEES SUMMIT, MO 640811308 SW JEFFERSON ST, LEES SUMMIT, MO 64081302 SW PERSELS RD, LEES SUMMIT, MO 64081320 SW PERSELS RD, LEES SUMMIT, MO 64081304 SW PERSELS RD, LEES SUMMIT, MO 64081
Parcel Number: 6144009250000000061440093201000000061440093202000000061440092400000000614400943000000006144009440000000061440092100000000
Location: CLEARVIEW ACRES RES LOT 2
Type of Work: NEW COMMERCIAL
Occupancy Group: ASSEMBLY FOR WORSHIP, RECREATION OR AMUSEMENT
Description: AUDITORIUM AND EDUCATION FACILITIES FOR CHURCHMike Weisenborn
05/22/2014 11:19 AM - WATER SERVICE AND BUILDING SEWER INSPECTIONS
PERFORMED BY PUBLIC WORKS

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

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 informational 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. 2006 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: This comment is for informational purposes. Postings may be verified during inspections.

5. 2006 IBC 602.1 – General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire-resistance rating not less than that specified in Table 602.

Action required: Provide information as to how intumescent paint specified will meet 1 hr protection requirement.

6/20/14 - Material specified is not rated for exterior use. Reference car ports.

6. 2006 IBC 1025.14.3 Guards at the end of aisles. A fascia or railing system complying with the guard requirements of Section 1013 shall be provided for the full width of the aisle where the foot of the aisle is more than 30 inches above the floor or grade below. The fascia or railing shall be a minimum of 36 inches high and shall provide a minimum 42 inches measured diagonally between the top of the rail and the nosing of the nearest tread.

Action required: Increase the heights of the end of aisle guards in auditorium seating to at least 36".

6/20/14 - Guard heights don't appear to have changed. Reference sheet A4.07 details 3, 6, 8 & 13.

9. 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 informational purposes.

10. Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector. Contact the Lee's Summit Codes Administration.

Action required: This comment is for informational purposes.

11. Elevator Safety Act and Rules 701.361 - Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

Action required: This comment is for informational purposes.

12. The project cost, which is used to establish the permit fee, has not been provided.

Action required: This comment is for informational purposes.

6/20/14 - Provided

** If Alternate #2 is to be constructed, and updated valuation must be provided prior to commencement of work.

13. The Developer may not receive a certificate of occupancy for any structure in the Development until a certificate of substantial completion has been given for the improvements. Per the recorded development agreement.

Action required: This comment is for information purposes.

14. The City of Lee's Summit's 2014-2019 Capital Improvement Plan provides for certain public improvements at the intersection of SW Jefferson and SW Persels Road that include, without limitation, a traffic signal control and turn lanes ("Jefferson & Persels Project"). The parties agree that the improvements to be constructed as part of the Jefferson and Persels Project are necessary in order for there to be adequate transportation infrastructure sufficient to meet the demand that will be generated by the Development. The Developer understands and agrees that it may not receive a certificate of occupancy for any structure in the Development until a certificate of substantial completion has been given for the Jefferson and Persels Project. Per the recorded development agreement.

Action required: This comment is for information purposes.

Fire Plan Review

Reviewed By: Brian Austerman

Approved with Conditions

1. The city of Lee's Summit is currently under the 2012 IFC, for information only

Acknowledged

2. 907.2.1.1 System initiation in Group A occupancies with an occupant load of 1,000 or more. Activation of the fire alarm in Group A occupancies with an occupant load of 1,000 or more shall initiate a signal using an emergency voice/alarm communications system in accordance with Section 907.5.2.2.

Show on alarm plans

Resolved

3. 510.1 Emergency responder radio coverage in new buildings.

All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

Exceptions:

1. Where approved by the building official and the fire code official, a wired communication system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained in lieu of an approved radio coverage system.

2. Where it is determined by the fire code official that the radio coverage system is not needed.

3. In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated emergency responder radio coverage system.

Coverage for police and fire department radios shall be accessible.

Acknowledged

4. 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

5. Provide detail on coffee bar equipment, particularly on any cooking equipment to deem the necessity of lack thereof for a type 1 hood

Information received and approved

6. 905.4 Location of Class I standpipe hose connections.

Class I standpipe hose connections shall be provided in all of the following locations:

1. In every required stairway, a hose connection shall be provided for each floor level above or below grade. Hose connections shall be located at an intermediate floor level landing between floors, unless otherwise approved by the fire code official.

2. On each side of the wall adjacent to the exit opening of a horizontal exit.

Exception: Where floor areas adjacent to a horizontal exit are reachable from exit stairway hose connections by a 30-foot (9144 mm) hose stream from a nozzle attached to 100 feet (30 480 mm) of hose, a hose connection shall not be required at the horizontal exit.

3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.

Exception: Where floor areas adjacent to an exit passageway are reachable from exit stairway hose connections by a 30-foot (9144 mm) hose stream from a nozzle attached to 100 feet (30 480 mm) of hose, a hose connection shall not be required at the entrance from the exit passageway to other areas of the building.

4. In covered mall buildings, adjacent to each exterior public entrance to the mall and adjacent to each entrance from an exit passageway or exit corridor to the mall. In open mall buildings, adjacent to each public entrance to the mall at the perimeter line and adjacent to each entrance from an exit passageway or exit corridor to the mall.

5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), a hose connection shall be located to serve the roof or at the highest landing of a stairway with stair access to the roof provided in accordance with Section 1009.16.

6. Where the most remote portion of a nonsprinklered floor or story is more than 150 feet (45 720 mm) from a hose connection or the most remote portion of a sprinklered floor or story is more than 200 feet (60 960 mm) from a hose connection, the fire code official is authorized to require that additional hose connections be provided in approved locations.

Show on sprinkler plans

Standpipes shown at platform

7.

8. 907.3.1 Duct smoke detectors.

Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

Show on alarm plans

9. 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. Required are 3 wet sealed sets, this can be a deferred submittal

10. 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, required are 3 wet sealed sets. This can be a deferred submittal

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.