

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

November 17, 2014

HDR ENGINEERING INC
8404 INDIAN HILLS DR
OMAHA , NE 68114

Permit No: PRCOM20143152
Project Title: WATER DEPARTMENT FACILITY
Project Address: 1200 SE HAMBLE RD, LEES SUMMIT, MO 64081
Parcel Number: 61500041001000000
Location: SEC-08 TWP-47 RNG-31---TH PT SE 1/4 DAF: BEG AT A PT ON E LI W 1/2 SE 1/4 SD PT 297.37' N
OF SW COR SD E LI W 1/2 SE 1/4 TH N 87 DEG 46 MIN 46 SEC W 708.63' TH N 01 DEG 40 MIN
19 SEC E 97.25' TH N 88 DEG 23 MIN 55 SEC W 140.23' TH N 02 DEG 18 MIN 11 SEC E 451.32'
TH S 88 DEG 06 MIN 18 SEC E 850.01' TO PT ON SD E LI W 1/2 SE 1/4 TH S ALG SD E LI 551.88'
TO POB (EX PT IN RD)
Type of Work: NEW COMMERCIAL
Occupancy Group: MIXED OCCUPANCY
Description: NEW WATER DEPARTMENT FACILITY

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: Joe Frogge

Approved with Conditions

1. 2012 IBC 1210.2.2 – Walls and partitions. Walls and partitions with 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Comment - If paint is used for restroom finish material around waterclosets and similar, it must be epoxy type.

2. 2012 IPC 403.1 – Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1. types of occupancies not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Occupancy classification shall be determined in accordance with the International Building Code.

Comment - I wasn't able to locate the mop sink/utility sink.

3. Comment - 5 handicap parking stalls required. I only see 4, but also see that there is probably one intended to be shown near the entry at vestibule 10-152?

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4. Comment - Recommend ensuring during design process that mechanical platform labelled "Mezzanine" continues to meet definition of "equipment platform." If not, an egress stair will be required.

5. Electrical drawings will need to show methods and materials in Class 1 Div 1 areas in and around fueling.

6. Final design to include provisions for maintaining minimum egress requirements out of meeting room with divider partition. Minimum egress to be maintained while divider partition is in place and when stored.

7. Two exits with panic hardware is required out of electrical equipment room when electrical equipment is rated at 1200 amps or more. For a single egress, space design must meet specific exception requirements per 2011 NEC Article 110.26.

Fire Plan Review**Reviewed By: Brian Austerman****Approved with Conditions**

1. A hazardous materials permit will be required for the fuel storage. Also may include lubricants and waste oil. Call (816) 969-1300 for application

2. 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.

Submit alarm plans for approval

3. 2006 IFC 407.3- Identification. Individual containers of hazardous materials, cartons or packages shall be marked or labeled in accordance with applicable federal regulations. Buildings, rooms and spaces containing hazardous materials shall be identified by hazard warning signs in accordance with Section 2703.5.

Provide information on chemical storage (if applicable)

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. If the entrance will be gated a knox lock will also be required

5. 2012 IFC 510.1- Identification. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible.

Label door to riser room

6. 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.

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Submit sprinkler plans for approval

- 7.
 8. Fuel tanks shall be listed to UL 2085 and have impact bollards
 9. Alarm plans shall show CO detection for garage area
- The review conducted by the City of Lee's Summit Codes Administration Department shall not be construed as a structural review of the project.***