

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

January 19, 2015

SFCS ARCHITECTS
1927 SOUTH TRYON ST, SUITE 207
CHARLOTTE, NC 28203

Permit No: PRCOM20150014
Project Title: JOHN KNOX VILLAGE COURTYARDS INDEPENDENT LIVING APARTMENTS
Project Address: 508 NW MURRAY RD, LEES SUMMIT, MO 64081
Parcel Number: 62120018400000000
Location: JOHN KNOX RETIREMENT VILLAGE-12TH PLAT---LOT E
Type of Work: NEW MULTI-FAMILY
Occupancy Group: RESIDENTIAL, MULTI-FAMILY
Description: NEW 4-STORY INDEPENDENT LIVING APARTMENT COMMONS AREA (UNDER SEPARATE PERMIT) - NEW CONSTRUCTION REPLACES APARTMENTS PREVIOUSLY DEMOLISHED

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. Excerpt 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. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment for informational purposes.

2. 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.

CODES ADMINISTRATION

3. 2012 IBC Chapter 7.

Action required: Provide fire ratings and UL numbers for relevant wall assemblies. Also complete rating portion of door schedules. Wall schedule and door schedule information not consistent with Life Safety plans provided.

4. 2012 IBC 1107.6.2 Group R-2. Accessible units, Type A units, and Type B units shall be provided in Group R-2 occupancies in accordance with Sections 1107.6.2.1 through 1107.6.2.2.

Action required: Number of Type A units is less than required in Table 1107.6.1.1. Provide additional Type A units or provide letter of explanation/qualification.

5. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Provide roof and floor truss packages or defer to construction. Approved truss packages must be on site for inspections.

6. 2012 IBC 1013.2 – Where required. Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, stairs, ramps and landings that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8. Guards are required at retaining walls over 30" above grade when walking surfaces are within ten (10) feet of the high side of the retaining wall. (As amended by the City of Lee's Summit. See code section for possible exceptions.)

Action required: Guard may be required at roof walk-path near roof hatch. Unable to verify on plans. Also, guards may be required at rooftop units that are within 10' of roof edge. This may be verified at inspection.

7. 2012 IBC 1013.6 Mechanical equipment. Guards shall be provided where appliances, equipment, fans, roof hatch openings or other components that require service are located within 10 feet of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches above the floor, roof or grade below. The guard shall be constructed so as to prevent the passage of a sphere 21 inches in diameter. The guard shall extend not less than 30 inches beyond each end of such appliance, equipment, fan, or component.

Action required: Comment for informational purposes. May be verified during inspections.

8. 2012 IBC 718.3 Draftstopping in floors. In combustible construction, draftstopping shall be installed to subdivide floor/ceiling assemblies in the locations prescribed in Sections 718.3.2 through 718.3.3

2012 IBC 718.4 Draftstopping in attics. In combustible construction, draftstopping shall be installed to subdivide attic spaces and concealed roof spaces in the locations prescribed in Sections 718.4.2 and 718.4.3. Ventilation of concealed roof spaces shall be maintained in accordance with Section 1203.2

Action required: Provide draftstopping at relevant locations in floors and attics.

9. Planning and Development - Ground mounted equipment - Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Comment for informational purposes. To be verified during inspections.

10. ICC A117.1-2009 Section 307.4 Vertical Clearance. Vertical clearance shall be 80 inches minimum. Rails or other barriers shall be provided where the vertical clearance is less than 80 inches. The leading edge of such rails or barrier shall be located 27 inches maximum above the floor.

CODES ADMINISTRATION

Action required: Modify documents to demonstrate how this requirement will be met at spaces under stairs.

11. 2012 IBC 2406.4 - Hazardous locations. The locations specified in Sections 2406.4.1 through 2406.4.7 shall be considered specific hazardous locations requiring safety glazing materials.

Action required: Designate or specify locations where safety glazing is required.

12. ICC A117.1-2009 1003.11.2.4 Water Closet. Water closets shall comply with Section 1003.11.24.
1003.11.2.4.1 Location. The water closet shall be positioned with a wall to the rear and to one side. The centerline of the water closet shall be 16 inches minimum and 18 inches maximum from the sidewall.

Action required: Modify accessible restroom designs.

13. ICC A117.1-2009 Section 1003.3.2 Turning Space. All rooms served by an accessible route shall provide a turning space complying with Section 304. (See code for exceptions)
Section 304.2 Floor Surface. Floor surfaces of a turning space shall comply with Section 302. Changes in level are not permitted within the turning space. (see code for exception)

Action required: In accessible units - Provide turning radius inside walk-in closet and provide turning radius in restroom that has no elevation change as there will be at the lip of shower entry.

14. Return/transfer air.

Action required: specify or detail how air is returned or transferred out of closed rooms at residential units.

15. 2012 IMC 501.3.1 Location of exhaust outlets. The termination point of exhaust outlets and ducts discharging to the outdoors shall be located with the following minimum distances:
(see code for items 1 and 2)

3. For all environmental air exhaust: 3 feet from property lines; 3 feet from operable openings into building for all occupancies other than Group U, and 10 feet from mechanical air intakes. Such exhaust shall not be considered hazardous or noxious.
(see code for items 4 and 5)

Action required: Relocate restroom exhausts to comply.

16. 2012 IPC 305.4 Freezing. Water, soil, and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be installed not less than 6" below the frost line (42" below grade) and not less than 12 inches below grade.

Action required: Protect pipes from potential freezing. Ref: Piping in MEP Room E121.

17. 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)

CODES ADMINISTRATION

Action required: Provide exit lighting to serve 2nd, 3rd, & 4th floor west stairway.

18. 2011 NEC Article 210.11 (C) (3) Bathroom Branch Circuits. In addition to the number of branch circuits required by other parts of this section, at least one 20-ampere branch circuit shall be provided to supply bathroom receptacle outlet(s). Such circuits shall have no other outlets.

Exception: Where the 20-mpere circuit supplies a single bathroom, outlets for other equipment within the same bathroom shall be permitted to be supplied in accordance with 210.23(A)(1) and (A)(2).

Action required: Some unit bathroom circuits must be modified to comply.

19. 2011 NEC Article 110.26 (C) (2) Large Equipment. For equipment rated 1200 amperes or more and over 6 feet wide that contains overcurrent devices, switching devices, or control devices, there shall be an entrance to and egress from the required working space not less than 24" wide and 6'6" high at each end to the working space. A single entrance to and egress from the required working space shall be permitted where either of the conditions in 110.26(C)(2)(a) or (C)(2)(b) is met.

(a) Unobstructed Egress. Where the location permits a continuous and unobstructed way of egress travel, a single entrance to the working space shall be permitted.

(b) Extra Working Space. Where the depth of the working space is twice that required by 110.26(A)(1), a single entrance to the working space shall be permitted. It shall be located such that the distance from the equipment to the nearest edge of the entrance is not less than the minimum clear distance specified in Table 110.26(A)(1) for equipment operating at that voltage and in that condition.

110.26 (C)(3) Personnel Doors. Where equipment rated 1200 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 25 feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic bars, pressure plates or other devices that are normally latched but open under simple pressure.

Action required: At MEP Room E121 two exits with panic hardware required.

20. 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.

Permanent ladders installed to provide the required access shall comply with the following minimum design criteria:

1. The side railing shall extend above the parapet or roof edge not less than 30"
(see code section for additional construction requirements)

Action required: Provide handrail extension device at roof hatch.

21. ICC A117.1-2009 Section 404.2.3.2 Swinging Doors. Swinging doors shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Modify drawings at Unit C entry door. Minimum clear space next to latch side of door is 18".

22. 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

CODES ADMINISTRATION

from the rear wall.

Action required: Provide grab bars in all required locations.

23. ICC A117.1-2009 604.5.2 – Rear wall grab bars. The rear wall grab bar shall be 36 inches minimum in length, and extend from the centerline of the water closet 12 inches minimum on the side closest to the wall, and 24 inches minimum on the transfer side. (See codes section for possible exceptions.)

Action required: Provide grab bars in all required locations.

24. ICC A117.1-2009 Section 1003.11.2.4.1 Location. The water closet shall be positioned with a wall to the rear and to one side. The centerline of the water closet shall be 16 inches minimum and 18 inches maximum from the sidewall.

Action required: Modify Accessible Units A & C to comply.

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

1. Duct detection required for units over 2,000 cfm. Activation shall shut down the unit and transmit a supervisory signal to the alarm panel

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.

Provide engineer stamped alarm plans for approval

3. 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

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 engineer stamped sprinkler plans for approval.

5. Provide exit signage for the west stairwell on floors 2,3,and 4

6. Exterior water flow alarm shall be an electric horn/strobe.

7. [B] 1011.2 Floor-level exit signs in Group R-1.

Where exit signs are required in Group R-1 occupancies by Section 1011.1, additional low-level exit signs shall be provided in all areas serving guestrooms in Group R-1 occupancies and shall comply with Section 1011.5.

CODES ADMINISTRATION

The bottom of the sign shall be not less than 10 inches (254 mm) nor more than 12 inches (305 mm) above the floor level. The sign shall be flush mounted to the door or wall. Where mounted on the wall, the edge of the sign shall be within 4 inches (102 mm) of the door frame on the latch side.

Provide high and low level exit signage

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