

PLAN REVIEW CONDITIONS

March 04, 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

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

Approved with Conditions

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.

2/10/15 - Doors E106, E108 & E109 still not scheduled as fire rated.

3/4/15 - deferred

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.

2/10/15 - deferred to construction

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.

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.

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.

2/10/15 - to be reevaluated as a Codes Modification Request

3/4/15 - deferred

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 from the rear wall.

Action required: Provide grab bars in all required locations.

2/10/15 - to be reevaluated as a Codes Modification Request

3/4/15 - deferred

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.

2/10/15 - to be reevaluated as a Codes Modification Request

3/4/15 - deferred

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.

2/10/15 - to be reevaluated as a Codes Modification Request

3/4/15 - deferred

Licensed Contractors

Reviewed By: Joe Frogge

Approved

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

Show on alarm plans

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.

- ☒ Approved to issue per the listed conditions.
☐ Do not issue per the listed conditions.
☐ Approved to construct foundation only per the listed conditions.
☐ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

Signature of Applicant

Date

Print Applicant Name

CompanyName

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.