

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

May 04, 2015

SCHARHAG ARCHITECTS
310 ARMOR RD, #22
NORTH KANSAS CITY, MO 64116

Permit No: PRCOM20150869
Project Title: TAMASHII BLACK BELT ACADEMY
Project Address: 3680 NE AKIN DR, Unit:132, LEES SUMMIT, MO 64064
Parcel Number: 43810020700000000
Location: CHAPEL RIDGE BUSINESS PARK, LOTS 10-18 & TRACTS H THRU K---LOT 17
Type of Work: NEW TENANT FINISH
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR KARATE STUDIO

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. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the name of the licensed general contractor.

2. 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. Incomplete information.

Action required: Label use of each space. Room north of storage not identified.

3. ICC A117.1-209 Section 303 Changes in Level
303.1 General. Changes in level in floor surfaces shall comply with Section 303.

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Action required: Provide section cut at floor material change (VCT to Wood) to verify compliance with code section cited.

4. 2012 IBC 2408.3 Gymnasiums and basketball courts. Glazing in multipurpose gymnasiums, basketball courts and similar athletic facilities subject to human impact loads shall comply with Category II of CPSC 16 CFR Part 1201 or Class A of ANSI Z97.1.

Action required: Specify compliant glazing where facing open gym area.

5. 2012 IBC 1109.9 Storage. Where fixed or built-in storage elements such as cabinets, coat hooks, shelves, medicine cabinets, lockers, closets and drawers are provided in required accessible spaces, at least 5 percent, but not less than one of each type shall be accessible.

Action required: Modify drawings to demonstrate compliance.

7. 2012 IPC 604.9 Water hammer. The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. A water-hammer arrestor shall be installed where quick-closing valves are utilized. Water-hammer arrestors shall be installed in accordance with the manufacturer's instructions. Water-hammer arrestors shall conform to ASSE 1010.

Action required: Update drawings to demonstrate compliance.

Fire Plan Review

Reviewed By: Brian Austerman

Approved with Conditions

1. 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 any work done to the system

2. 2012 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building , each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

Provide addressing on all doors leading into the space

3. 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.

Submit sprinkler plans for approval for any work done to the system

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4. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Provide a 5lb ABC type extinguisher

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