

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

August 28, 2015

CHASE B. GARRETT ARCHITECTS, PLLC
PO BOX 8336
FORT SMITH, AR 72902

Permit No: PRCOM20151897
Project Title: HOLIDAY INN EXPRESS
Project Address: 1201 NW INNOVATION PKWY, LEES SUMMIT, MO 64086
Parcel Number: 51700042500000000
Location: SUMMIT INNOVATION CENTER FIRST PLAT---LOT 3
Type of Work: NEW COMMERCIAL
Occupancy Group: RESIDENTIAL, HOTELS
Description: NEW 4 STORY 90 ROOM HOTEL

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. 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 is for informational purposes.

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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 is for informational purposes.

3. 2012 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

4. 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: Comment is for informational purposes.

5. Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

Action required: Comment is for informational purposes.

6. 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: Comment is for informational purposes.

7. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Update code analysis to reflect correct numbers. Looks as though building was evaluated as IIB but changed to VA? Clarify.

8. 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: Comment is for informational purposes.

9. 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: Comment is for informational purposes.

10. 2012 IBC 1107.6.1.1 Accessible units. Accessible dwelling units and sleeping units shall be provided in accordance with Table 1107.6.1.1. All dwelling units and sleeping units on a site shall be considered to determine the total number of

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Accessible units. Accessible units shall be dispersed among the various classes of units. Roll-in showers provided in Accessible units shall include a permanently mounted folding shower seat.

Action required: Provide additional Accessible Unit per Total Number Of Required Accessible Units column of Table 1107.6.1.1.

11. 2012 IBC 1809.5 Frost protection. Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending below the frost line of the locality;
2. Constructing in accordance with ASCE 32; or
3. Erecting on solid rock.

(see code section for exceptions)

Shallow foundations shall not bear on frozen soil unless such frozen condition is of a permanent character.

Action required: Bottoms of footings/pads appear to not reach the minimum of 36" below grade. Revise details on Sheet A2 or clarify.

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

Action required: Provide truss package(s) or request deferral to construction.

13. 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: Handrail at roof hatch must extend 30" above roof edge. Modify detail 5/A105.1.

14. 2012 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. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

Action required: Modify drawings to show how relevant structural elements of the porte cochere will be protected.

15. ICC A117.1-2009 Section 902.4 Height. The tops of dining surfaces and work surfaces shall be 28 inches minimum and 34 inches maximum in height above the floor.

Action required: Modify height of self-serve coffee cabinetry to comply.

16. Lee's Summit Code Of Ordinances 7-137. - Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in two (2) or more sets with each application for a permit. A registered design professional licensed by the State of Missouri shall prepare the construction documents. Where

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special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the State of Missouri.

Actions required:

1. Provide finish material schedule or 2 copies of Specifications (sealed/signed) in order to verify compliance.
2. Provide detailed construction requirements for fire rated UL assemblies.

17. 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 in floors and attic or provide verification that automatic sprinkler system will be installed to protect these spaces.

18. 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.

Action required: Provide plumbing fixture calculations for this project. Be sure to include both the rooms and common/meeting areas.

19. 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: Both doors at electrical equipment room must open in direction of travel and be equipped with panic hardware.

20. 2011 NEC 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Action required: Provide electrical receptacle to serve new roof mounted HVAC.

21. 2011 NEC Article 250.50 Grounding Electrode System. All Grounding electrodes as described in 250.52(A)(1) through (A)(7) that are present at each building or structure served shall be bonded together to form the grounding electrodes system. Where none of these grounding electrodes exist, one or more of the grounding electrodes specified in 250(A)(4) through (A)(8) shall be installed and used. (see code section for exception)

Action required: Provide detailed design for grounding electrode system at MDP.

22. 2011 NEC 680.26 Equipotential Bonding.

(A) Performance. The equipotential bonding required by this section shall be installed to reduce voltage gradients in the pool area.

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2011 NEC 680.26 (7) Fixed Metal Parts. All fixed metal parts shall be bonded including, but not limited to, metal-sheathed cables and raceways, metal piping, metal awnings, metal fences, and metal door and window frames.

Action required: Comment is for informational purposes. To be field verified.

23. The plumbing plans indicate that the backflow on the fire line is located inside the building. The fire line backflow on this project will be located on the exterior of the building in a vault.

Action required: Make needed corrections to the plumbing plans.

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. 506.1.2 Key boxes for nonstandardized fire service elevator keys.

Key boxes provided for nonstandardized fire service elevator keys shall comply with Section 506.1 and all of the following:

1. The key box shall be compatible with an existing rapid entry key box system in use in the jurisdiction and approved by the fire code official.
2. The front cover shall be permanently labeled with the words "Fire Department Use Only—Elevator Keys."
3. The key box shall be mounted at each elevator bank at the lobby nearest to the lowest level of fire department access.
4. The key box shall be mounted 5 feet 6 inches (1676 mm) above the finished floor to the right side of the elevator bank.
5. Contents of the key box are limited to fire service elevator keys. Additional elevator access tools, keys and information pertinent to emergency planning or elevator access shall be permitted when authorized by the fire code official.
6. In buildings with two or more elevator banks, a single key box shall be permitted to be used when such elevator banks are separated by not more than 30 feet (9144 mm). Additional key boxes shall be provided for each individual elevator or elevator bank separated by more than 30 feet (9144 mm). To obtain a Knox box application contact the fire department 816-969-1300

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 shop drawings for the fire alarm system.

3. 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).

Verified on inspection.

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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. to obtain a Knox Box application contact the fire department at 816-969-1300

5. 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 shop drawings for the fire suppression/sprinkler system.

6. 2012 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test. Testing required for the alarm system and suppression system. To schedule a test prior to final occupancy inspection contact the fire department 816-969-1300

7. 912.2 Location.

With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the fire chief.

912.2.1 Visible location.

Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief. Drawings did not show a FDC on the building. FDC shall be located within 100' of a hydrant.

8. [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.

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.

[B] 1011.5 Internally illuminated exit signs.

Electrically powered, self-luminous and photoluminescent exit signs shall be listed and labeled in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions and Chapter 27 of the International Building Code. Exit signs shall be illuminated at all times. Verified at inspection

9. D105.2 Width.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. Fire apparatus access roadway shall meet the above conditions. Information purposes.

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

