

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

September 02, 2015

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

Permit No: PRCOM20151943  
Project Title: TOTAL BODY FITNESS  
Project Address: 3680 NE AKIN DR, Unit:128, 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: ASSEMBLY FOR INDOOR SPORTING INCL ARENAS, RINKS, COURTS, SWIMMING POOLS  
Description: TENANT FINISH FOR NEW FITNESS CENTER

***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 licensed 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. 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 show that occupancy is A3 (gymnasium).

3. 2012 IBC 1004.3 - Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

Action required: Occupant load posting required. To be field verified during inspections.

4. Inadequate information to complete review.

Action required: Provide the following:

- Identify use of all spaces
- Designate what work is new vs. existing.
- Clarify plumbing scope (fixtures all designated as existing but a new waste pipe is installed?)
- Show exit lighting.

5. 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: Rear door near restrooms required to have minimum 12" clearance at latch side if a closer is installed.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

1. [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.

[B] 1011.6 Externally illuminated exit signs.

Externally illuminated exit signs shall comply with Sections 1011.6.1 through 1011.6.3.

[B] 1011.6.1 Graphics.

Every exit sign and directional exit sign shall have plainly legible letters not less than 6 inches (152 mm) high with the principal strokes of the letters not less than 3/4 inch (19.1 mm) wide. The word "EXIT" shall have letters having a width not less than 2 inches (51 mm) wide, except the letter "I," and the minimum spacing between letters shall not be less than 3/8 inch (9.5 mm). Signs larger than the minimum established in this section shall have letter widths, strokes and spacing in proportion to their height.

The word "EXIT" shall be in high contrast with the background and shall be clearly discernible when the means of exit sign illumination is or is not energized. If a chevron directional indicator is provided as part of the exit sign, the construction shall be such that the direction of the chevron directional indicator cannot be readily changed.

[B] 1011.6.2 Exit sign illumination.

The face of an exit sign illuminated from an external source shall have an intensity of not less than 5 footcandles (54 lux).

[B] 1011.6.3 Power source.

Exit signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes in case

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of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 604.

drawings did not indicate exit signs or emergency lighting in the suite. provide exit signs and emergency lighting as needed. Verified at inspection.

2. 2012IFC 1004.3- Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent. Post the occupant load of 87 as per plans. Verified at inspection.

3. 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 any alterations to the alarm system. Extend alarm system devices into the suite as needed. Information purposes

4. 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).

Post the numeric address of the suite on the exterior of any door front or rear that leads into the suite. Verified at inspection.

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 any alterations done to the 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 any alterations done to the alarm asystem. To schedule a test contact the fire department 816-969-1300.

7. 2012 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel. Provide a 2A-10BC (5 pound) fire extinguisher for every 6000 sq ft. Information purposes

8. 906.5 Conspicuous location.

Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the

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hazard posed indicates the need for placement away from normal paths of travel. Travel distance shall not exceed 75' from anywhere within the suite. Verified at inspection.

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