

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

September 18, 2015

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

Permit No: PRCOM20152126
Project Title: JOHN KNOX VILLAGE MEADOWS ELEVATOR
Project Address: 600 NW SHAMROCK AVE, LEES SUMMIT, MO 64081
Parcel Number: 62120060200000000
Location: JOHN KNOX RETIREMENT VILLAGE 7TH PLAT---TR 1 & W 1/2 VAC SHAMROCK AVE LY E & ADJ
Type of Work: ALTERATION COMMERCIAL
Occupancy Group: RESIDENTIAL, MULTI-FAMILY
Description: NEW ELEVATOR

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 licensed Electrical and Plumbing contractors.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Provide project valuation.

2. 2012 IBC 703.2 Fire-resistance ratings. The fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E 119 or UL 263 or in accordance with Section 703.3. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

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Action required: Provide details and UL #s for fire rated shaft and exterior walls. (our records show this to be a IIIB building)

3. Sump pit as designed by mechanical engineer does not match structural engineer's design.

Action required: Resolve conflict and revise drawings accordingly.

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. ASME A17.1-2000 2.2.4.2 - There shall be installed in the pit of each elevator, where the pit extends more than 900 mm (35 in.) below the sill of the pit access door, a fixed vertical ladder of noncombustible material, located within reach of the access door. The ladder shall extend not less than 1,200 mm (48 in.) above

Action required: Revise drawings to show design and location of ladder.

6. 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.

7. 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.

Action required: Comment is for informational purposes.

8. 2011 NEC 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (8) shall have ground-fault circuit-interrupter protection for personnel.

(1) Bathrooms

(2) Kitchens

(3) Rooftops

(4) Outdoors

(5) Sinks - where receptacles are installed within 6 feet of the outside edge of the sink.

(6) Indoor wet locations

(7) Locker rooms with associated showering facilities

(8) Garages, service bays, and similar areas where electrical diagnostic equipment, electrical hand tools, or portable lighting equipment are to be used.

(refer to code for exceptions)

Action required: Modify drawings to show that receptacle within 6' of mop sink will be GFCI protected.

9. 2012 IBC 3002.3 Emergency signs. An approved pictorial sign of a standardized design shall be posted adjacent to each elevator call station on all floors instructing occupants to use the exit stairways and not to use the elevators in case of fire. The sign shall read: IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXIT STAIRS. (see code for exceptions)

Action required: Comment is for informational purposes.

CODES ADMINISTRATION**Fire Plan Review****Reviewed By: Joe Dir****Approved with Conditions**

1. PLANS DID NOT SHOW THE MECHANICAL ROOM FOR THE HOIST/LIFT SYSTEM. PLANS DID NOT MENTION WHAT TYPE OF HOIST SYSTEM WAS GOING TO BE INSTALLED, ELECTRIC OR HYDRAULIC.

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 BEING INSTALLED FOR THE ELEVATOR.

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.
PROVIDE A KNOX BOX/KEY BOX FOR THE ELEVATOR KEYS. FOR AN APPLICATION CONTACT THE FIRE DEPARTMENT AT 816-969-1300

4. BEFORE USE OF ELEVATOR A MISSOURI STATE INSPECTION SHALL BE PERFORMED AND PASSED. COPY OF THE CERTIFICATION CERTIFICATE SHALL BE PROVIDED AT TIME OF THE OCCUPANCY INSPECTION.

5. ELEVATOR SHALL BE CONSTRUCTED ACCORDING TO ALL STATE ELEVATOR CODES AND REQUIREMENTS . INFORMATION PURPOSES.

6. [B] 607.2 Emergency signs.

An approved pictorial sign of a standardized design shall be posted adjacent to each elevator call station on all floors instructing occupants to use the exit stairways and not to use the elevators in case of fire. The sign shall read: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS.
VERIFIED AT INSPECTION.

7. 607.4 Elevator key location.

Keys for the elevator car doors and fire-fighter service keys shall be kept in an approved location for immediate use by the fire department.

3. The key box shall be mounted at each elevator bank at the lobby nearest to the lowest level of fire department access.

SEE KNOX BOX COMMENT

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