



PLAN REVIEW CONDITIONS

October 29, 2015

MANTEL TETER ARCHITECTS, INC
929 WALNUT ST, SUITE 5104
KANSAS CITY, MO 64106

Permit No: PRCOM20152438
Project Title: THE SUMMIT CHURCH
Project Address: 3381 NW CHIPMAN RD, LEES SUMMIT, MO 64081
Parcel Number: 62320990200000000
Location: SEC-03 TWP-47 RNG-32 N 24.73 AC OF W 1/2 NW (EX 1 ROD OFF E SIDE)
Type of Work: NEW COMMERCIAL
Occupancy Group: ASSEMBLY FOR WORSHIP, RECREATION OR AMUSEMENT
Description: NEW CHURCH WITH ATTACHED EDUCATION FACILITY

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

Rejected

14. Unified Development Ordinance Article 7, Section 7.180.G

All exterior trash storage containers shall be screened so that they are not visible from off the property. Each trash enclosure shall be constructed of masonry walls with a steel gate painted to be compatible with the color of the masonry walls and building it is to serve. (Amend. #2)

Action required: Trash enclosure gates must be made of metal and painted similar to building. Make needed correction to drawings.

13. 2012 IBC 1108.2 Assembly area seating. A building, room or space used for assembly purposes with fixed seating shall comply with Sections 1108.2.1 through 1108.2.5. Lawn seating shall comply with Section 1108.2.6. Assistive listening systems shall comply with Section 1108.2.7. Performance areas viewed from assembly seating areas shall comply with Section 1108.2.8. Dining areas shall comply with Section 1108.2.9.

Action required: Modify drawings to show compliance with 1108.2.2 for wheelchair seating and 1108.2.7 for assistive listening systems.

12. 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: Revise electrical riser diagram to show grounding to all means available. Wire types and sizes to be included.

11. 2012 IBC 1008.1.10 – Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware. Exception: A main exit of a Group A occupancy in compliance with Section 1008.1.9.3, Item 2. Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet wide that contains over current devices, switching devices or control devices with exit or exit access doors shall be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel.

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

10. 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: Comment is for informational purposes. To be verified at inspections.

9. 2012 IBC 1012.6 – Handrail extensions. Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight or ramp run. Where handrails are not continuous between flights, the handrails shall extend horizontally at least 12 inches beyond the top riser and continuous to slope for the depth of one tread beyond the bottom riser. At ramps where handrails are not continuous between runs, the handrails shall extend horizontally above the landing 12 inches minimum beyond the top and bottom of ramp runs. The extensions of handrails shall be in the same direction of the stair flights at stairways and the ramp runs at ramps. (See code section for possible exceptions.)

Action required: Modify drawings/details to show that handrails will return to a wall, guard or walking surface. Ref: handrails at dock - detail 3/A3.32.

8. 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: Modify documents to provide minimum 18" clearance at latch side of door #143.

7. 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: Modify drawings to specify and indicate location of drinking fountains as directed by Table 403.1.

6. 2012 IBC 1009.15 Handrails. Stairways shall have handrails on each side and shall comply with Section 1012. Where glass is used to provide the handrail, the handrail shall also comply with Section 2407. (see code for exceptions)

Action required: Modify drawings and details to show handrails on both sides of stairs serving raised platform in sanctuary.

5. 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. 2012 IBC 410.4 Platform construction. Permanent platforms shall be constructed of materials as required for the type of construction of the building in which the permanent platform is located. Permanent platforms are permitted to be constructed of fire-retardant-treated wood for Types I, II and IV construction where the platforms are not more than 30 inches above the main floor, and not more than one-third of the room floor area and not more than 3,000 square feet in area. Where the space beneath the permanent platform is used for storage or any purpose other than equipment, wiring or plumbing, the floor assembly shall be not less than 1-hour fire-resistance-rated construction. Where the space beneath the permanent platform is used only for equipment, wiring or plumbing, the underside of the permanent platform need not be protected.

Action required: Comment for informational purposes. Use of wood in under-platform areas to be verified at inspections.

3. Foundation structural design is for >2000psi soils which is higher than normal for this area.

Action required: Provide geo-tech report as justifying documentation.

2. Existing house on property.

Action required: House must be entirely removed and associated demolition permit must be closed prior to issuing permit for new structure.

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.

Fire Plan Review

Reviewed By: Joe Dir

Rejected

1. [B] 1008.1.10 Panic and fire exit hardware.

Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.

[B] 1008.1.10.1 Installation.

Where panic or fire exit hardware is installed, it shall comply with the following:

1. Panic hardware shall be listed in accordance with UL 305;
2. Fire exit hardware shall be listed in accordance with UL 10C and UL 305;
3. The actuating portion of the releasing device shall extend at least one-half of the door leaf width;
and
4. The maximum unlatching force shall not exceed 15 pounds (67 N).

2. 2012 IFC 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.

INFORMATION PURPOSES.

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 ENGINEERED SHOP DRAWINGS FOR THE ALARM SYSTEM. INFORMATION PURPOSES

4. 2012 IFC 501.4- Timing of installation. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.

03.2.1 Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

D102.1 Access and loading.

Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

D103.1 Access road width with a hydrant.

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders.

5. 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 A NUMERIC ADDRESS DURING CONSTRUCTION AND AFTER COMPLETION READABLE FROM THE ROADWAY. INFORMATION PURPOSES

6. 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. KNOX BOX CAN BE OBTAINED AT knoxbox.com OR CONTACT THE FIRE DEPARTMENT FOR APPLCATION 816-969-1300

7. 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 ENGINEERED SHOP DRAWINGS OF THE FIRE SPRINKLER SYSTEM. INFORMATION PURPOSES

8. 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.

FIELD TESTING AND ACCEPTANCE TESTING IS REQUIRED FOR THE ALARM SYSTEM AND SPRINKLER SYSTEM, TO SCHEDULE TESTING CONTACT THE FIRE SEPARTMENT AT 816-969-1300. INFORMATION PURPOSES

9. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10. SHOW FIRE EXTINGUISHER LOCATIONS THROUGHOUT BUILDING

10. PAGE E1 OF PLANS NEEDS TO SHOW EMERGENCY EGRESS LIGHTING IN VESTIBULES 111 AND 108

11. 501.4 Timing of installation.

When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. INFORMATIONPURPOSES

12. SHOW FDC ON BUILDING AS TO LOCATION OF HYDRANTS. THERE SHALL BE HYDRANT WITHIN 100' OF THE FDC

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.