

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

November 02, 2015

PARIC CORPORATION
77 WESTPORT PLAZA, SUITE 250
ST LOUIS, MO 63146

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

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

Approved with Conditions

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.

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.

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.

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 INTSALLED, 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 CERIFICATION CERTIFICATE SHALL BE PROVIDED AT TIME OF THE OCCPANCY 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

Licensed Contractors

Reviewed By: Joe Frogge

Approved

 X Approved to issue per the listed conditions.
 Do not issue per the listed conditions.
 Approved to construct foundation only per the listed conditions.
 Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

Signature of Applicant

Date

Print Applicant Name

CompanyName

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.