



**LEE'S SUMMIT**  
MISSOURI



**FIRE DEPARTMENT**

**PLAN REVIEW CONDITIONS**

May 19, 2016

ROSEMANN & ASSOCIATES  
1526 GRAND BLVD  
KANSAS CITY, MO 64108

Permit No: PRCOM20160939  
Project Title: WILSHIRE AT LAKEWOOD MEMORY CARE  
Project Address: 3320 NE WILSHIRE DR, LEES SUMMIT, MO 64064  
Parcel Number: 4383099090000000  
Location: WILSHIRE HILLS- 3RD PLLAT, LOT 4A --- LOT 4A  
Type of Work: NEW COMMERCIAL  
Occupancy Group: INSTITUTIONAL, SUPERVISED ENVIRONMENT  
Description: NEW MEMORY CARE FACILITY WITH FULL COMMERCIAL KITCHEN

*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**

**Pending**

1. 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.

2. 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.

3. 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.

4. 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.

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

Action required: Provide truss package or request deferral.

6. 2012 IBC 1008.1.1 – Size of doors. The minimum width of each door opening shall be sufficient for the occupant load thereof and shall provide a clear width of 32 inches. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Where this section requires a minimum clear width of 32 inches and a door opening includes two door leaves without a mullion, one leaf shall provide a clear opening width of 32 inches. The maximum width of a swinging door leaf shall be 48 inches nominal. Means of egress doors in a Group i-2 occupancy used for the movement of beds shall provide a clear width not less than 41.5 inches. The height of door openings shall not be less than 80 inches. See Code for possible exceptions.

Action required: Provide minimum 32" clearance at doors 1013B & 1014B.

7. 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.

Actions required: (3 items)

1. Update door schedule to reflect fire rating at all fire rated doors including, but not limited to,  
1028 @ Charting Room  
1050 @ Charting Room  
1021 @ Janitor's Closet  
1095 @ Corridor Closet
2. Provide detail as to how fire rating will be maintained at recessed heater in Mechanical Room 1020.
3. Provide fire/smoke dampers at return air grilles serving Salon 1047 & Laundry 1018.

8. 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 of openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

Action required: Alter appropriate details to demonstrate fire resistant rating at exterior patio columns.

9. 2012 IBC 1018.2 Width. The minimum width of corridors specified in Table 1018.2 shall be as determined in Section 1005.1.

TABLE 1018.2 MINIMUM CORRIDOR WIDTH

OCUPANCY WIDTH (minimum)

(see code for additional criteria)

Group I-2 in areas where required for bed movement 96 inches

Action required: Provide minimum 96" corridor widths per table.

10. 2012 IBC 1013.6 Mechanical equipment. Guards shall be provided where appliances, equipment, fans, roof hatch openings or other components that require service are located within 10 feet of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches above the floor, roof or grade below. The guard shall be constructed so as to prevent the passage of a sphere 21 inches in diameter. The guard shall extend not less than 30 inches beyond each end of such appliance, equipment, fan, or component.

Action required: Provide guards at parapets adjacent to roof hatches serving Zone B roof access.

11. 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: Provide minimum 18" of maneuvering clearance at latch side of door 1041 @ Wellness Office and at latch side of door 1000B @ Vestibule.

12. 2012 IBC 1103.2.3 Employee work areas.

Spaces and elements within employee work areas shall only be required to comply with Sections 907.9.1.2, 1007 and 1104.3.1 and shall be designed and constructed so that individuals with disabilities can approach, enter and exit the work area. Work areas, or portions of work areas, that are less than 300 square feet (30 m<sup>2</sup>) in area and located 7 inches (178 mm) or more above or below the ground or finish floor where the change in elevation is essential to the function of the space shall be exempt from all requirements.

Action required: Provide minimum 32" clearance at door 1018A @ Laundry and at door 1027 @ Meds.

13. ICC A117.1-2009 Section 1004.11.1 Grab Bar and Shower Seat Reinforcement. Reinforcement shall be provided for the future installation of grab bars and shower seats at water closets, bathtubs, and shower compartments. Where walls are located to permit the installation of grab bars and seats complying with Section 604.5 at water closets; grab bars complying with Section 607.4 at bathtubs; and for grab bars and shower seats complying with Sections, 608.3, 608.2.1.3, 608.2.2.3 and 608.2.3.2 at shower compartments; reinforcement shall be provided for the future installation of grab bars and seats complying with those requirements.

(see code for additional exceptions)

ICC A117.1-2009 604.5.1 – Fixed side wall grab bars. Fixed side-wall grab bars shall be 42 inches minimum in length, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall. In addition, a vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located 39 inches minimum and 41 inches maximum above the floor, and with the center line of the bar located 39 inches minimum and 41 inches maximum from the rear wall.

Action required: Provide vertical grab bars or reinforcement for future vertical grab bars. Ref: details at sheet A-401 & A-402.

14. ICC A117.1-2009 Section 1002.3.2 Turning Space. All rooms served by an accessible route shall provide a turning space complying with Section 304. (see code for exceptions)

Action required: Provide adequate turning space in restrooms or modify sink cabinetry design. Ref: 1/A-403, 5/A-404, & 7/A-404.

15. 2012 IMC 403.3 Outdoor airflow rate. Ventilation systems shall be designed to have the capacity to supply the minimum outdoor airflow rate determined in accordance with this section. The occupant load utilized for design of the ventilation system shall not be less than the number determined from the estimated maximum occupant load rate indicated in Table 403.3. Ventilation rates for occupancies not represented in Table 403.3 shall be those for a listed occupancy classification that is most similar in terms of occupant

density, activities and building construction; or shall be determined by an approved engineering analysis. The ventilation system shall be designed to supply the required rate of ventilation air continuously during the period the building is occupied, except as otherwise stated in other provisions of the code. (see code section for smoking requirements and exception)Table 403.3 Footnote h. For nail salons, each nail station shall be provided with a source capture system capable of exhausting not less than 50 cfm.

Action required: Provide source capture system at each nail station. Exhaust must originate directly at source and terminate at exterior.

16. 2011 NEC 517.13 Grounding of Receptacles and Fixed Electrical Equipment in Patient Care Areas. Wiring in patient care areas shall comply with 517.13(A) and (B).

(A) Wiring methods. All branch circuits serving patient care areas shall be provided with an effective ground-fault current path by installation in a metal raceway system, or a cable having a metallic armor or sheath assembly. The metal raceway system, or metallic cable armor, or sheath assembly shall itself qualify as an equipment grounding conductor in accordance with 250.118.

(B) Insulated Equipment Grounding Conductor.

(1) General. The following shall be directly connected to an insulated copper equipment grounding conductor that is installed with the branch circuit conductors in the wiring methods as provided in 517.13(A).

1. The grounding terminals of all receptacles.

2. Metal Boxes and enclosures containing receptacles.

3. All non-current-carrying conductive surfaces of fixed electrical equipment likely to become energized that are subject to personal contact, operating at over 100 volts.  
(refer code for exceptions)

(2) Sizing. Equipment grounding conductors and equipment bonding jumpers shall be sized in accordance with 250.122.

Action required: Modify drawings to show that all circuits in patient care areas will have redundant ground system.

17. 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 receptacle(s) to serve all roof mounted HVAC equipment including CU-1 & -2.

18. 2012 IMC 506.5.3 Exhaust fan mounting. An upblast fan shall be hinged and supplied with a flexible weatherproof electrical cable to permit inspection and cleaning. The ductwork shall extend a minimum of 18 inches above the roof surface.

Action required: Modify detail of exhaust fan serving grease hood to demonstrate compliance.

19. Lee's Summit Code of Ordinances Sec. 7-802. - Residential occupancies. The minimum required R-value for each element of the building thermal envelope shall be in accordance with the following:

A. Wall assemblies forming portions of a building envelope shall meet or exceed an R factor rating of R-13. This requirement does not apply to doors, windows, or other openings or approved penetrations nor does it apply to basement concrete walls when the basement is not finished as a habitable space.

B. Floor assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 19. Garage ceilings with living area above shall comply with this requirement.

Exception: Concrete floors in contact with the earth need not be insulated.

C. Roof assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 19. This requirement does not apply to skylights or other approved penetrations.

D. Ceilings forming portions of a building envelope shall meet or exceed an R factor rating of thirty (30) at

the time of installation.

E. Duct insulation. All portions of the air distribution system shall be installed in accordance with Section M1601 and be insulated to an installed R-5 when system components are located within the building but outside of conditioned space, and R-8 when located outside of the building. When located within a building envelope assembly, at least R-8 shall be applied between the duct and that portion of the assembly furthest from conditioned space.

(Ord. No. 7369, § 1, 10-3-2013)

Action required: Specify insulation at all ductwork in attics.

20. Additional information needed to complete review.

Action required: Specify materials, routing, terminations, etc. of water heater combustion air intake and exhaust.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

2.

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.

Plans show two knox boxes, only one is required that is to be mounted above the FDC. If the owner wants to install two boxes that is acceptable.

A KNOX BOX CAN BE OBTAINED ON LINE AT [knoxbox.com](http://knoxbox.com) OR CONTACT THE FIRE DEPARTMENT AT 816-969-1300

5. ALL OTHER PERVIOUS CONDITIONS WERE ADDRESSED IN THE RESUB LETTER AND PLANS.

***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.***