

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

May 20, 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: 43830990900000000
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

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

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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.

5/20/16 - **Amend detail provided to show as hinged.**

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.

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5/20/16 - **Provide source capture system spec and/or design. Must be exhausted to exterior.**

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.

5/20/16 - **letter was not found in the resubmittal**

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.

5/20/16 - acknowledged in letter.

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.

5/20/16 - acknowledged in letter.

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.

5/20/16 - acknowledged in letter.

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

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

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 exceptable.

A KNOX BOX CAN BE OBTAINED ON LINE AT knoxbox.com OR CONTACT THE FIRE DEPARTMENT AT 816-969-1300

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

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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 MEP contractors.

5/20/16 - acknowledged in letter.

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