

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

June 03, 2016

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

Permit No: PRCOM20161178
Project Title: JOHN KNOX VILLAGE MEADOWS
Project Address: 1800 NW OBRIEN RD, LEES SUMMIT, MO 64081
Parcel Number: 6212001450000000
Location: JOHN KNOX RETIREMENT VILLAGE 8TH PLAT---LOT 1 & E 1/2 VAC ST LY W OF & ADJ
Type of Work: NEW COMMERCIAL
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: NEW COMMONS BUILDING

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 MEP contractors.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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.

2. 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.

CODES ADMINISTRATION

3. 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. Footings, pads, etc. to be designed per site conditions.

Action required: Provide soils report by licensed engineer to verify existing soils conditions. Plans cite 2500 psf while 2000 psf is common in this area.

5. Additional information required.

Action required: Provide complete details and information for --

U.L. 438 (wall P2)

GA #351 (wall HH2)

U.L. U905 (walls W, W1, & W2)

U.L. unknown (Wall JJ)

6. 2012 IBC 716.5 Fire door and shutter assemblies. Approved fire door and fire shutter assemblies shall be constructed of any material or assembly of component materials that conforms to the test requirements of Section 716.5.1, 716.5.2 or 716.5.3 and the fire protection rating indicated in Table 716.5. Fire door frames with transom lights, sidelights or both shall be permitted in accordance with Section 716.5.6. Fire door assemblies and shutters shall be installed in accordance with the provisions of this section and the NFPA 80.

Action required: Review and update door schedule as concerns minimum fire ratings. Multiple found to be incorrect or missing.

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

Action required: Provide floor and roof truss packages or request to defer to construction.

8. Unified Development Ordinance Article 7, Section 7.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened per referenced UDO section.

9. 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.

10. 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.

CODES ADMINISTRATION

Action required: Comment is for informational purposes.

11. 2012 IBC 1008.1.3 Door opening force. The force for pushing or pulling open interior swinging egress doors, other than fire doors, shall not exceed 5 pounds (22 N). For other swinging doors, as well as sliding and folding doors, the door latch shall release when subjected to a 15-pound (67 N) force. The door shall be set in motion when subjected to a 30-pound (133 N) force. The door shall swing to a full-open position when subjected to a 15-pound (67 N) force.

Action required: Modify specifications to show compliance.

12. 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 plans to demonstrate compliance at locker doors C143B & C145B and electrical room door C162

13. 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. May be verified at inspections.

14. 2012 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall.

Permanent ladders installed to provide the required access shall comply with the following minimum design criteria:

1. The side railing shall extend above the parapet or roof edge not less than 30"
(see code section for additional construction requirements)

Action required: Provide permanent access to roof.

15. 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 fan detail to show hinge and duct extension.

16. 506.3.8 Grease duct cleanouts and openings.

Grease duct cleanouts and openings shall comply with all of the following:

1. Grease ducts shall not have openings except where required for the operation and maintenance of the system.
2. Sections of grease ducts that are inaccessible from the hood or discharge openings shall be provided with cleanout openings.
3. Cleanouts and openings shall be equipped with tight-fitting doors constructed of steel having a thickness not less than that required for the duct.
4. Cleanout doors shall be installed liquid tight.
5. Door assemblies including any frames and gaskets shall be approved for the application and shall not have fasteners that penetrate the duct.
6. Gasket and sealing materials shall be rated for not less than 1500°F (816°C).

CODES ADMINISTRATION

7. Listed door assemblies shall be installed in accordance with the manufacturer's instructions.

Action required: Specify and show locations of grease duct cleanouts.

17. Additional information needed for review.

Action required: Specify pool heaters including any combustion air requirements.

18. 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 all receptacles in kitchen and bars will be GFCI protected.

Fire Plan Review

Reviewed By: Joe Dir

Rejected

1. DOORS / HARDWARE:

[B] 1008.1 Doors. Means of egress doors shall meet the requirements of this section. Doors serving a means of egress system shall meet the requirements of this section and Section 1020.2. Doors provided for egress purposes in numbers greater than required by this code shall meet the requirements of this section.

[B] 1008.1.9.1 Hardware.

Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate.

NO KEYED LOCKS ON THE EGRESS SIDE OF A MARKED EXIT.

ALL ELECTRONICALLY CONTROLLED DOORS WILL DROP OFF UPON LOSS OF POWER AND OR THE ACTIVATION OF THE FIRE ALARM SYSTEM.

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. POST THE OCCUPANT LOAD IN ALL ROOMS AND ASSEMBLY AREAS WITH A OCCUPANT LOAD OVER 50.

3. 2012 IFC 407.2- Material Safety Data Sheets. Material Safety Data Sheets (MSDS) for all hazardous materials shall be readily available on the premises.

POST NFPA 704 PLACARDS AT THE STORAGE AREAS, OF POOL CHEMICALS AND OR OTHER POTENTIAL HAZARDOUS MATERIALS TO BE STORED IN THE BUILDINGS.

4. 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

CODES ADMINISTRATION

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.
HAVE THE SELECTED CONTRACTOR PROVIDE SHOP DRAWINGS FOR THE FIRE ALARM SYSTEM TO BE INSTALLED.

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).

POST THE NUMERIC ADDRESS OF ALL THE BUILDINGS READABLE FROM THE ADDRESSES ROADWAY. MAY REQUIRED POSTING THE ADDRESS ON MORE THAN ONE SIDE OF EACH OF THE BUILDINGS.

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.

PROVIDE A KNOX BOX FOR EACH BUILDING AND EACH ELEVATOR BANK. BOXES CAN BE OBTAINED ON LINE knox.box.com

506.1.2 Key boxes for nonstandardized fire service elevator keys.

Key boxes provided for nonstandardized fire service elevator keys shall comply with Section 506.1 and all of the following:

1. The key box shall be compatible with an existing rapid entry key box system in use in the jurisdiction and approved by the fire code official.
2. The front cover shall be permanently labeled with the words "Fire Department Use Only—Elevator Keys."
3. The key box shall be mounted at each elevator bank at the lobby nearest to the lowest level of fire department access.
4. The key box shall be mounted 5 feet 6 inches (1676 mm) above the finished floor to the right side of the elevator bank.
5. Contents of the key box are limited to fire service elevator keys. Additional elevator access tools, keys and information pertinent to emergency planning or elevator access shall be permitted when authorized by the fire code official.
6. In buildings with two or more elevator banks, a single key box shall be permitted to be used when such elevator banks are separated by not more than 30 feet (9144 mm). Additional key boxes shall be provided for each individual elevator or elevator bank separated by more than 30 feet (9144 mm).

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.

HAVE THE SELECTED CONTRACTORS PROVIDE SHOP DRAWINGS FOR THE FIRE SPRINKLER SYSTEM, CLASS 1 STANDPIPE SYSTEM AND THE KITCHEN HOOD SUPPRESSION SYSTEMS TO BE INSTALLED.

CODES ADMINISTRATION

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 AND ACCEPTANCE TESTING WILL BE REQUIRED FOR THE SPRINKLER, ALARM AND KITCHEN HOOD SUPPRESSION SYSTEMS PRIOR TO THE FINAL OCCUPANCY INSPECTION. TO SCHEDULE A TEST CONTACT THE FIRE DEPARTMENT AT 816-969-1300.

9. 2012 IFC 904.11.5- Portable fire extinguishers for commercial cooking equipment. Portable fire extinguishers shall be provided within a 30-foot (9144 mm) travel distance of commercial-type cooking equipment. Cooking equipment involving vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher. PROVIDE A K-CLASS FIRE EXTINGUISHER FOR THE TYPE 1 KITCHEN HOOD.

10. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10. THE MINIMUM SIZED FIRE EXTINGUISHERS WILL BE (5POUND) 2A-10BC

11. 2012 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel. THE MAXIMUM TRAVEL DISTANCE TO A FIRE EXTINGUISHER WILL BE 75'

12. NO STROBES (ALARM NOTIFICATION) IN THE STAIRWAYS.

13. 1ST FLOOR EGRESS A-WING STAIRWAY #2, DOOR A102 & A-103 NEED TO SWING IN THE DIRECTION OF EGRESS.

14. LABEL ALL DOORS TO SPRINKLER ROOMS, MECHANICAL ROOMS, ELECTRICAL ROOMS, ELEVATOR ROOMS WITH THE ROOM DESIGNATION.

15. ALL EXTERIOR HORN/STROBE ALARM DEVICES NEED TO BE LOCATED AS CLOSE AS POSSIBLE OR ABOVE THE FDOS

16. NO MENTION OF CO MONITORING BEING PRESENT IN THE GARAGE AREA. CONFIRM IF CO MONITORING WILL BE PRESENT OR NOT.

17. STAIRWAY LANDINGS SHALL TO BE LABELED WITH THE FLOOR LEVEL DESIGNATION.

18. 2012 IFC 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exception: The fire code official is authorized to increase the dimension of 150 feet (45,720 mm) where: 1.The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. 2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. 3. There are not more than two Group R-3 or Group U occupancies. PROVIDE DETAILS OF THE ACCESS ROADWAY AS PER THE PDP.

CODES ADMINISTRATION

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