



FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

June 09, 2016

SULLIVAN PALMER ARCHITECTS
8849 LONG
LENEXA, KS 66215

Permit No: PRCOM20160737
Project Title: LEES SUMMIT PLAY
Project Address: 403 SW WARD RD, LEES SUMMIT, MO 64081
Parcel Number: 61420042900000000
Location: WESTSIDE PLAZA LOTS 1A, 1B, 2A & 2B & TRS A & B---LOT 1A
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR INDOOR SPORTING INCL ARENAS, RINKS, COURTS, SWIMMING POOLS
Description: CHANGE OF TENANT FOR CHILD/PARENT PLAY

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. 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: Provide panic hardware at exits.

5/24/16 - not found on plans. To be field verified

2. 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. Posting to be field verified.

3. Additional information required to complete review.

Action required: Provide plumbing and electrical designs or detailed scopes of work that covers all methods and materials.

5/24/16 - Specify pipe materials. (is there a planum return?) Specify types and sizes of wiring.

4. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Update code analysis complete occupant load. Change construction type to IIB and occupancy to A3.

5/24/16 - provide calcs/justification for listed occupant load. Must be calculated by use of spaces, not business plan.

5. 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

Approved with Conditions

1. 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 430 ON THE EXTERIOR OF THE FRONT AND REAR DOORS READABLE FROM THE ROADWAY.

2. ANY EXISTING EXIT LIGHTS AND EMERGENCY LIGHTING SHALL BE FUNCTIONAL

3. All existing conditions subject to inspection and correction for occupancy.

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.