

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

November 22, 2016

PARIC CORPORATION
120 S CENTRAL AVE STE 400
CLAYTON, MO 63105

Permit No: PRCOM20161178
Project Title: JOHN KNOX VILLAGE - MEADOWS
Project Address: 1800 NW OBRIEN RD, LEES SUMMIT, MO 64081
Parcel Number: 62120014500000000
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: COMMONS BUILDING

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

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.
6/23/16 - acknowledged in letter

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.
6/23/16 - acknowledged in letter

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.
6/23/16 - Not included in submittal

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.
6/23/16 - acknowledged in letter (not yet received)

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.

Action required: Comment is for informational purposes.
6/23/16 - acknowledged in letter

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.
6/23/16 - acknowledged in letter (field verify)

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. DOORS / HARDWARE

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. (VERIFIED AT INSPECTION)

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 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 HE 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. (VERIFIED AT INSPECTION)

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.

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'

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

(VERIFIED AT INSPECTION)

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

(VERIFIED AT INSPECTION)

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

(VERIFIED AT INSPECTION)

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.

Licensed Contractors

Reviewed By: Joe Frogge

Approved

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.

- _____ 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.