

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

March 07, 2017

DIAMOND CONTRACTORS INC
4224 NE PORT DR
LEES SUMMIT, MO 64064

Permit No: PRCOM20170501
Project Title: BRAIN BALANCE LEE'S SUMMIT
Project Address: 413 NW MURRAY RD, LEES SUMMIT, MO 64081
Parcel Number: 62110051500000000
Location: J.K.V. EAST COMMERCIAL DEVELOPMENT---LOT 3
Type of Work: NEW TENANT FINISH
Occupancy Group:
Description: COMMERCIAL TENANT FINISH

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. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)

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.

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. Assembly use listed on permit application.

Action required: Provide business plan or other explanation of how/when/where lectures will be performed. this space is currently approved for up to 30 occupants. Increases can be approved with further information.

2. 2012 IBC 1210.2.2 – Walls and partitions. Walls and partitions with 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Action required: Specify compliant restroom finishes. (if paint is used, it must be epoxy based)

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3. 2012 IBC 1103.1 (Accessibility) Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

Action required: Modify drawings to demonstrate compliance at Coat Hooks, Break Room Counter/Sink, Coffee Area, and Reception desk.

4. 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 within 6' of a sink will be GFCI protected. (at break room)

Fire Plan Review**Reviewed By: Joe Dir****Approved with Conditions**

1. NO KEYED LOCKS ON THE EGRESS SIDE ON A MARKED EXIT. (VERIFIED AT INSPECTION)

2. 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 FIRE ALARM SYSTEM CONTRACTOR PROVIDE SHOP DRAWINGS FOR ANY MODIFICATIONS TO BE DONE TO THE FIRE ALARM SYSTEM. (INFORMATION PURPOSES)

3. 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 413 ON THE EXTERIOR OF THE FRONT AND REAR DOORS. THE ADDRESS SHALL BE IN A CONTRASTING COLOR TO THE BACKGROUND. ADDRESS SHALL BE READABLE FROM THE ROADWAY. (VERIFIED AT INSPECTION)

5. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

PROVIDE A MINIMUM OF ONE 2A-10BC FIRE EXTINGUISHER. (5 POUND) ONE FOR EVERY 3,000 SQ FT OF BUSINESS SPACE. (VERIFIED AT INSPECTION)

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6. 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.

MOUNT THE FIRE EXTINGUISHER TO HAVE A MAXIMUM TRAVEL DISTANCE OF 75 FEET FROM ANYWHERE WITHIN THE BUSINESS AREA.

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 FIRE SPRINKLER CONTRACTOR PROVIDE SHOP DRAWINGS OF ANY MODIFICATIONS TO BE DONE TO THE FIRE SPRINKLER SYSTEM.

(INFORMATION PURPOSES)

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.

ANY MODIFICATION DONE TO THE FIRE ALARM SYSTEM SHALL BE TESTED PRIOR TO THE FINAL OCCUPANCY INSPECTION.

(INFORMATION PURPOSES)

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