

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

April 03, 2017

THE HOLLIS & MILLER GROUP  
220 NW EXECUTIVE WAY  
LEES SUMMIT, MO 64063

Permit No: PRCOM20170618  
Project Title: B&B THEATRES NEW LONGVIEW 7  
Project Address: 3201 SW FASCINATION DR, LEES SUMMIT, MO 64081  
Parcel Number: 62420290200000000  
Location:  
Type of Work: NEW COMMERCIAL  
Occupancy Group:  
Description: NEW 7 SCREEN FULL SERVICE MOVIE THEATER WITH FOOD SERVICE

***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**

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.

**3/31/17- acknowledged in letter**

2. 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.

**3/31/17- acknowledged in letter**

3. 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.

**3/31/17- acknowledged in letter**

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4. 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.

**3/31/17- acknowledged in letter**

10. Unified Development Ordinance Article 7, Section 7.180.E - Commercial businesses located along existing public streets shall be subject to the following design standards: a. buildings shall be designed with four (4) sided architecture, the same level of finish on all sides (no "back"); b. rooftop or ground-level mechanical equipment shall be totally screened from view by using either parapet walls at the same height of the mechanical units for rooftop mounts or by providing screening for ground mounted units acceptable to the Director; c. Wherever possible, parking areas and pedestrian walks shall connect internally to parking areas and pedestrian walks of existing adjoining businesses. Provisions shall be made for future connections to adjoining property not yet developed or redeveloped.

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

**4/3/17 - Proposed solution via site-line study denied by Planning Department**

18. 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: Post maximum occupant loads in all assembly areas.

**3/31/17- acknowledged in letter - field verify**

19. Clarifications to domestic water meter and irrigation system required to complete review.

Action required: Clarify size of water meter. The civil drawings indicate a 2-1/2" meter which we do not offer. I have attached a breakdown of the meters available along with their associated fees and flows. Keep in mind that any meter over 2" is required to be installed in a vault which is easily a \$10k add. Lastly, the electrical drawings indicate a circuit for an irrigation system but this is not reflected in the plumbing design. Please clarify.

**4/3/17 - Waiting for reply**

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

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.

ACTION REQUIRED: (acknowledged)

Post the occupant load in each auditorium.

(verified at inspection)

3. 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.

ACTION REQUIRED: (acknowledged)

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Have the fire alarm system contractor provide engineered shop drawings of the fire alarm system to be installed.  
(information purposes)

4. 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).

**ACTION REQUIRED:** (acknowledged)

Post the numeric address of 3201 on the exterior of the building in a contrasting color to the background. Address shall be visible from the roadway (Fascination Dr.) (verified at inspection).

5. 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.

**ACTION REQUIRED:** (acknowledged)

Knox box can be obtained on line at, [knoxbox.com](http://knoxbox.com)

The knox box shall be mounted approximately 5-6 feet above finish grade above the fire department connection.  
(verified at inspection)

6. 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.

**ACTION REQUIRED:** (acknowledged)

Have the fire sprinkler system contractor provide engineered shop drawings of the fire sprinkler system to be installed.  
(information purposes)

7. 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.

**ACTION REQUIRED:**

Field tests and acceptance testing of the fire alarm, fire sprinkler and type-1 hood systems shall be required prior to the final occupancy inspection.

To schedule a test contact the fire department at 816-969-1300. (information purposes)

8. 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.

**ACTION REQUIRED):**

Provide a k-class fire extinguisher for the kitchen area.

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 solid fuels or vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher in accordance with Section 904.11.5.1 or 904.11.5.2, as applicable. (verified at inspection)

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9. 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.

**ACTION REQUIRED:**

mount fire extinguishers according to the plans.

(verified at inspection)

**11. Door locks:**

**[B] 1008.1.9 Door operations.**

Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. **NO KEYED LOCKS ON THE EGRESS SIDE OF A MARKED EXIT.**

**[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.

**[B] 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.

(verified at inspection)

**12. Illumination level:**

**ACTION REQUIRED:**

Illumination required at all times at floor level on the ramps and stairs in the auditoriums.

**[B] 1006.2 Illumination level.**

The means of egress illumination level shall not be less than 1 footcandle (11 lux) at the walking surface.

Exception: For auditoriums, theaters, concert or opera halls and similar assembly occupancies, the illumination at the walking surface is permitted to be reduced during performances to not less than 0.2 footcandle (2.15 lux), provided that the required illumination is automatically restored upon activation of a premises' fire alarm system where such system is provided.

(verified at inspection)

**13. Area of refuge / assisted rescue:**

**ACTION REQUIRED:** (acknowledged)

**[B] 1007.9 Signage.**

Signage indicating special accessibility provisions shall be provided as shown:

1. Each door providing access to an area of refuge from an adjacent floor area shall be identified by a sign stating: **AREA OF REFUGE.**

2. Each door providing access to an exterior area for assisted rescue shall be identified by a sign stating: **EXTERIOR AREA FOR ASSISTED RESCUE.**

Signage shall comply with the ICC A117.1 requirements for visual characters and include the International Symbol of Accessibility. Where exit sign illumination is required by Section 1011.3, the signs shall be illuminated. Additionally, raised character and Braille signage complying with ICC A117.1 shall be located at each door to an area of refuge and exterior area for assisted rescue in accordance with Section 1011.4.

(verified at inspection)

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**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Rejected**

1. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the name of the licensed general contractor.  
3/31/17- acknowledged in letter

2. 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.  
3/31/17- 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.***