

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

April 26, 2017

CATHOLIC DIOCESE OF KC-ST JOE
130 NE MURRAY RD
LEES SUMMIT, MO 64081

Permit No: PRCOM20171215
Project Title: OUR LADY OF THE PRESENTATION - STORAGE ROOM ADDITION
Project Address: 150 NW MURRAY RD, LEES SUMMIT, MO 64081
Parcel Number: 62130010800000000
Location: PRESENTATION PARISH LOT 1
Type of Work: ADDITION COMMERCIAL
Occupancy Group:
Description: BUILDING ADDITION - STORAGE ROOM

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 7-130.10 - 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.

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.

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.

CODES ADMINISTRATION

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. Lee's Summit Code Of Ordinances 7-137. - Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in two (2) or more sets with each application for a permit. A registered design professional licensed by the State of Missouri shall prepare the construction documents. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the State of Missouri.

Action required: At least one of the submitted sets must bear a wet seal and signature from design professional.

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: Provide code analysis. For the purpose of this review it is assumed that you are matching the adjacent building type which is 5A non-sprinklered for an S1 occupancy.

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

Action required: Provide truss package or request deferral.

6. 2012 IBC 508.4.4 Separation. Individual occupancies shall be separated from adjacent occupancies in accordance with Table 508.4.

Action required: Provide fire separation between storage S1 occupancy and gym assembly A3.

7. 2012 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. the building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

Action required: Provide fire rated elements per Table 601 (for building elements in type 5A construction) and Table 602 (for proximity to property lines)

8. 2012 IBC 703.2 Fire-resistance ratings. The fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E 119 or UL 263 or in accordance with Section 703.3. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

Action required: Specify fire rating at doors.

9. 2012 IBC 1205.3 Artificial light. Artificial light shall be provided that is adequate to provide an average illumination of 10 footcandles over the area of the room at a height of 30 inches above the floor level.

CODES ADMINISTRATION

Action required: Provide electrical design. Light is also required at egress door which is required under separate code section.

10. 2012 IBC 1008.1.2 – Door swing. Egress doors shall be of the pivoted or side-hinged swinging type. Exceptions: (See code for possible exceptions.) Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.

Action required: Provide compliant exit doors out of each space (complete with lighting and landing). If egress is intended to be through gymnasium, provide a complete egress plan.

11. 2012 IBC 1003.5 Elevation change. Where changes in elevation of less than 12 inches exist in the means of egress, sloped surfaces shall be used. Where the slope is greater than one unit vertical in 20 units horizontal, ramps complying with Section 1010 shall be used. Where the difference in elevation is 6 inches or less, the ramp shall be equipped with either handrails or floor finish materials that contrast with adjacent floor finish materials.

Action required: Provide detail as to how this will be accomplished at door thresholds between storage room and gym.

Fire Plan Review**Reviewed By: Joe Dir****Rejected**

1.
ACTION REQUIRED:
Provide additional information about the use of the building, what is going to be stored.
2. Two exits are being removed from the gymnasium which maybe required. show the plans for the replacment of these two exits

ACTION REQUIRED:

[B] 1015.1.1 Three or more exits or exit access doorways.

Three exits or exit access doorways shall be provided from any space with an occupant load of 501 to 1,000. Four exits or exit access doorways shall be provided from any space with an occupant load greater than 1,000.

[B] 1015.2 Exit or exit access doorway arrangement.

Required exits shall be located in a manner that makes their availability obvious. Exits shall be unobstructed at all times. Exit and exit access doorways shall be arranged in accordance with Sections 1015.2.1 and 1015.2.2.

[B] 1015.2.1 Two exits or exit access doorways.

Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between exit doors or exit access doorways. Interlocking or scissor stairs shall be counted as one exit stairway.

Exceptions:

1. Where interior exit stairways are interconnected by a 1-hour fire-resistance-rated corridor conforming to the requirements of Section 1018, the required exit separation shall be measured along the shortest direct line of travel within the corridor.
2. Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance of the exit doors or exit access doorways shall not be less than one-third of the length

CODES ADMINISTRATION

of the maximum overall diagonal dimension of the area served.

[B] 1015.2.2 Three or more exits or exit access doorways.

Where access to three or more exits is required, at least two exit doors or exit access doorways shall be arranged in accordance with the provisions of Section 1015.2.1.

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