



FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

September 21, 2017

RUSS EHREN ARCHITECT
5702 SW MAPLE RIDGE
TRIMBLE, MO 64492

Permit No: PRCOM20173008
Project Title: PINOT'S PALETTE
Project Address:
Parcel Number: 51700033500000000
Location: SUMMIT FAIR, LOTS 31 & 32---LOT 32
Type of Work: NEW TENANT FINISH
Occupancy Group: MERCANTILE
Description: TENANT FINISH FOR DESIGN STUDIO HOSTING WINE AND PAINTING CLASSES

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.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

2. 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: (verified at inspection)

Post the suite designation on the exterior of all doors leading into the suite. Address shall be readable from the roadway.

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

ACTION REQUIRED:(verified at inspection)

Provide a minimum of one 2A-10BC fire extinguisher. extinguisher(s) to be mounted on a normal path of travel close to an exit.

6. Door operation

ACTION REQUIRED:(verified at inspection)

No keyed locks on the egress side of an exit

[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.

7. Duct detection

ACTION REQUIRED: (verified at testing)

Duct detection shall be connected to the main fire alarm panel.

Building Plan Review

Reviewed By: Joe Frogge

Pending

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.

2. Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects – Board Rules, Division 2030 – Chapter 3, 20 CSR 2030-3.060 Licensees Seal Documents must bear design professionals original seal with signature and date. (relevant portion paraphrased – reference original document for additional information)

Action required: Provide at least one copy of plan set with original seals/signatures or provide letters from design professionals attesting to the fact that these copies represent their digital seal.

3. All plans submitted for review on or after January 1, 2014 shall be designed to the requirements of the 2012 International Building Code, 2012 International Mechanical Code, 2012 International Plumbing Code, 2012 International Fuel Gas Code, 2012 International Fire Code, 2011 National Electric Code and the ANSI A117.1-2009 as amended and adopted by the City of Lee's Summit.

Action required: Update code analysis to reflect correct year of ANSI A117.1. (2009)

4. 2012 IBC 1004.1 Design occupant load. In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be determined in accordance with this section.

Action required: Update code analysis with corrected occupant load which needs to be calculated per use not occupancy type. i.e. use 1 person per 15sf where loose tables and chairs are used.

5. Unified Development Ordinance Article 7, Section 7.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

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

6. 2012 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official.

Action required: Provide verification that existing roof structure will support additional load imposed by new roof mounted equipment.

7. ICC A117.1-2009 Section 404.2.3.2 Swinging Doors. Swinging doors shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Modify design to provide minimum 18" clearance at latch side of restroom doors. New configuration is not to violate encroachment rules at exit path.

8. 2012 IBC 602.2 – Types I and II. Types I and II construction are those types of construction in which the building elements listed in Table 601 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code.

Action required: Modify drawings to show compliant materials at platform. (ref: 410.3 for possible exceptions.)

9. 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: Modify documents to show compliant finish materials at restrooms and mop sink.

10. 2012 IPC 608.3 Devices, appurtenances, appliances and apparatus. Devices, appurtenances, appliances and apparatus intended to serve some special function, such as sterilization, distillation, processing, cooling, or storage of ice or foods, and that connect to the water supply system, shall be provided with protection against backflow and contamination of the water supply system. Water pumps, filters, softeners, tanks and other appliances and devices that handle or treat potable water shall be protected against contamination.

Action required: Provide backflow device in water line serving ice maker.

11. 2012 IPC 502.1 General. Water heaters shall be installed in accordance with the manufacturer's installation instructions. Oil-fired water heaters shall conform to the requirements of this code and the International Mechanical Code. Electric water heaters shall conform to the requirements of this code and provisions of NFPA 70. Gas-fired water heaters shall conform to the requirements of the International Fuel Gas Code.

Action required: Provide expansion tank at water heater or provide verification that water heater installed will not require expansion tanks in the manufacturer's written instructions.

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 Development Services Department shall not be construed as a structural review of the project.