

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

September 26, 2018

SFCS ARCHITECTS
1927 SOUTH TRYON ST, SUITE 207
CHARLOTTE, NC 28203

Permit No: PRCOMCOM20183200
Project Title: JOHN KNOX VILLAGE - VAL 400 (FORMERLY ASTORIA)
Project Address: 1706 NW OBRIEN RD, LEES SUMMIT, MO 64081
Parcel Number: 62120019200000000
Location / Legal: REPLAT JOHN KNOX RETIREMENT VILLAGE 12TH PLAT LOTS F & G---LOT F
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: INSTITUTIONAL, SUPERVISED ENVIRONMENT
Description: NEW ASSISTED LIVING FACILITY

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.

Development Services Department (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.

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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. 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.

4. Only 1 copy of specifications provided at submittal.

Action required: Provide 2nd set of specs.

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 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: Provide details for UL Assembly AG 3510.

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: Provide minimum 18" clearance at latch side of doors at tops of stairs.

8. 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 wall finish material at public restroom. If paint is used it must be epoxy based.

9. Unified Development Ordinance Article 7, Section 7.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

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

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10. Installation of indoor fan coil units unclear. Are they in the attic? (if so, lighting and approved access would be required) Are they exposed under gyp ceiling? (if so, the ducting wouldn't match installation details found with model number search)

Action required: Clarify. Also, ensure that installation matches architectural ceiling installations.

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

1. 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: (information Purposes)

Have the fire alarm system contractor provide shop drawings for the fire alarm system to be installed.

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)

Addressing shall be readable from the roadway

3. 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: (information purposes)

Knox box can be obtained online at knoxbox.com

The knox box shall be mounted above the FDC approximately 5'-6' off finish grade or an approved location determined by the fire code official.

4. 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: (information purposes)

Have the fire sprinkler system contractor provide shop drawings of the fire sprinkler system to be installed.

5. 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: (information purposes)

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Field tests and acceptance testing of the fire alarm and sprinkler system will be required prior to the final occupancy inspection. Contact the fire department to schedule testing. (816)969-1300.

6. Vehicle impact protection

ACTION REQUIRED: The pedestal Fire Department Connection (FDC) shall be protected by vehicle impact protection. IFC 312 VEHICLE IMPACT PROTECTION

312.1 General. Vehicle impact protection required by this code shall be provided by posts that comply with Section 312.2 or by other approved physical barriers that comply with Section 312.3.

OPTION - Provide a private hydrant on the proposed fire line with the FDC on the building

7. Final Development Plan

ACTION REQUIRED: FDP to be approved

8. Basement door hardware

ACTION REQUIRED: Provide information about basement stairway door #1 A113 & stairway door #2 A133 doors hardware.

[B] 1008.1.9.11 Stairway doors. Interior stairway

means of egress doors shall be openable from both

sides without the use of a key or special knowledge or effort.

Exceptions: SEE EXCEPTIONS THIS SECTION

9. Card Reader /Controlled Access

ACTION REQUIRED: Controlled access doors shall meet the requirements under the following IFC section.

[B] 1008.1.9.8 Access-controlled egress doors.

10. Stairway Illumination

ACTION REQUIRED: Provide emergency illumination for the stairways.

[B] 1006.3 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.

2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits.

3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.

11. Exit discharge illumination

ACTION REQUIRED: Provide exterior emergency illumination for the exit discharges.

[B] 1006.1 Illumination required. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied

12. Generator

ACTION REQUIRED: Provide information:

(1) Will the generator provide illumination to all exits and exit discharges, corridors and the fire alarm system.

ACTION REQUIRED: Post a NFPA 704 placard on the generator with the MSDS hazard ratings for the diesel fuel. Post the ratings on the placard. Label the fuel cell with the generators fuel name DIESEL

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

