

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

April 01, 2019

UHLIG ARCHITECTURE LLC
12473 ROBYN ROAD
ST LOUIS, MO 63127

Permit No: PRCOM20190683
Project Title: THE GODDARD SCHOOL
Project Address: 3395 NE RALPH POWELL RD, LEES SUMMIT, MO 64064
Parcel Number: 43840011500000000
Location / Legal: CHAPEL RIDGE BUSINESS PARK LOTS 8-J & 8-K---LOT 8-J
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: EDUCATIONAL
Description: NEW DAYCARE 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.

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Action required: Comment is for informational purposes.

2. 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.

3. Site lighting design is incomplete.

Actions required:

- Provide light pole base details
- Show circuitry on plans
- Coordinate fixture design and locations with SL-1.

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: Update code analysis and code plan to show code prescribed occupant loads of 1 occupant per 35 s.f.

5. 2012 IMC 501.3.1 Location of exhaust outlets. The termination point of exhaust outlets and ducts discharging to the outdoors shall be located with the following minimum distances:
(see code for items 1, 2, 4, & 5)

3. For all environmental air exhaust: 3 feet from property lines; 3 feet from operable openings into building for all occupancies other than Group U, and 10 feet from mechanical air intakes. Such exhaust shall not be considered hazardous or noxious.

Action required: Relocate exhaust fan discharges to maintain 3' from openings.

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

Action required: Provide truss and tji packages or request deferrals.

7. 2012 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Action required: Provide soils report to justify design assumption of soil bearing capacity greater than 2,000psf.

8. Ductwork is routed outside of conditioned space.

Action required: Specify duct insulation type, thickness, etc. Must comply with IMC 604.

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9. 2012 IPC 708.3.5 Building drain and building sewer junction. There shall be a cleanout near the junction of the building drain and the building sewer. The cleanout shall be either inside or outside the building wall and shall be brought up to the finished ground level or to the basement floor level. (see code for additional information)

Action required: Provide cleanout where sewer leaves building footprint.

10. 2012 IBC 1013.2 - Where required. Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, stairs, ramps and landings that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8. Guards are required at retaining walls over 30" above grade when walking surfaces are within ten (10) feet of the high side of the retaining wall. (As amended by the City of Lee's Summit. See code section for possible exceptions.)

Action required: Provide fall protection at edges of equipment platform.

Fire Plan Review

Reviewed By: Joe Dir

Rejected

1. 2018 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 three sets of PE stamped shop drawings of the fire alarm system to be installed.

3. 2018 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)

Numeric address of 3395 shall be readable from the roadway (Ralph Powell road)

4. 2018 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:(verified at inspection)

Knox box can be obtained at knoxbox.com

Knox box shall be mounted on a exterior wall over or close to the Fire Department Connection. approximately 5' off finish grade or concrete.

5. 2018 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

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and approval prior to system installation.

ACTION REQUIRED:(information purposes)

Have the fire sprinkler system contractor provide three sets of PE stamped shop drawings of the fire sprinkler system to be installed.

6. 2018 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)

All field tests and acceptance testing of the fire sprinkler and fire alarm systems shall be completed prior to the final occupancy inspection. Contact the fire department to schedule testing. (816)969-1300

7. 2018 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: (Verified at inspection)

Provide a minimum of one 2A-10BC fire extinguisher for every 3,000 sq ft of useable space.

The extinguishers are to be mounted on a wall or extinguisher cabinet on a normal path of travel close to exits. A maximum travel distance of 75' to reach a extinguisher.

8. Classroom 103

Plan sheets throughout are inconsistent with the egress locations in room 103.

ACTION REQUIRED:

Provide an accurate plan sheet showing the location of two exits with exit signs for classroom 103.

9. 903.3.7 Fire department connections. The location of

fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz fitting and be located within 100 feet of a fire hydrant.

ACTION REQUIRED:

Provide a plan sheet showing the location of the fire department connection and a fire hydrant within 100 feet of the FDC.

10. Kitchen appliances

ACTION REQUIRED:

Provide information about all Kitchen appliances, stoves,ovens, grills. Type 1 kitchen hood may be required.

11. Exit signage

ACTION REQUIRED:

Provide exit signs for the following room doors.

Plan sheet E-2

(1) Room 115, add an exit sign for the door at corridor 151.

(2) Room 119, add an exit sign for the door at corridor 151.

(3) Room 148, add an exit sign for the door at corridor 151.

(4) Room 103, remove exit and exit sign for foyer 147. Add an exit and exit sign for corridor 151

12. 2018 IFC 1010.1.10 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 a

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panic hardware or fire exit hardware.

ACTION REQUIRED:

Provide panic hardware for all egress doors.

13. 2018 IFC 1010.1.9 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.

ACTION REQUIRED: No keyed locks on the egress side of an exit.

(1) Provide information about exit door locks and hardware.

(2) Provide information about any access controlled egress doors.

1008.1.9.8 Access-controlled egress doors. The

entrance doors in a means of egress in buildings with an occupancy in Groups A, B, E, I-2, M, R-1 or R-2, and entrance doors to tenant spaces in occupancies in Groups A, B, E, I-2, M, R-1 or R-2, are permitted to be equipped with an approved entrance and egress access control system, listed in accordance with UL 294, which shall be installed in accordance with all of the following criteria:

1. A sensor shall be provided on the egress side arranged to detect an occupant approaching the doors. The doors shall be arranged to unlock by a signal from or loss of power to the sensor.

2. Loss of power to that part of the access control system which locks the doors shall automatically unlock the doors.

3. The doors shall be arranged to unlock from a manual unlocking device located 40 inches to 48 inches (1016 mm to 1219 mm) vertically above the floor and within 5 feet (1524 mm) of the secured doors. Ready access shall be provided to the manual unlocking device and the device shall be clearly identified by a sign that reads "PUSH TO EXIT." When operated, the manual unlocking device shall result in direct interruption of power to the lock—independent of the access control system electronics—and the doors shall remain unlocked for a minimum of 30 seconds.

4. Activation of the building fire alarm system, if provided, shall automatically unlock the doors, and the doors shall remain unlocked until the fire alarm system has been reset.

5. Activation of the building automatic sprinkler or fire detection system, if provided, shall automatically unlock the doors. The doors shall remain unlocked until the fire alarm system has been reset.

14. 2018 IFC 408.11.2 - Tenant identification. Each occupied tenant space provided with a secondary exit to the exterior or exit corridor shall be provided with tenant identification by business name and/or address. Letters and numbers shall be posted on the corridor side of the door, be plainly legible and shall contrast with their background.

ACTION REQUIRED:(verified at inspection)

All classrooms, mechanical rooms, electrical rooms, storage rooms shall be identified off of the corridors.

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