



PLAN REVIEW CONDITIONS

April 04, 2019

3AG ARCHITECTS LLC
110 N MAIN ST
LIBERTY, MO 64068

Permit No: PRCOM20190774
Project Title: KC CRYO
Project Address: 196 NW OLDHAM PKWY, Unit:A, LEES SUMMIT, MO 64081
Parcel Number: 62140031600000000
Location: SUMMIT SHOPPING CENTER LOT 1
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR KC CRYO

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

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. MEP design not included in submittal.

Action required: Provide complete mechanical, electrical and plumbing designs. FYI-Electrical design must address 2017 NEC 517.13 redundant grounding requirements for all patient care areas.

2. All plans submitted for review on or after April 1, 2019 shall be designed to the requirements of the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Fire Code, 2017 National Electric Code and the ANSI A117.1-2017 as amended and adopted by the City of Lee's Summit.

Action required: Updated code references. (doesn't affect design or review)

3. 2018 IPC 403.1 – Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1. types of occupancies not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Occupancy classification shall be determined in accordance with the International Building Code.

Action required: Provide mop sink.

4. 2018 IBC 1209.2.2 – 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 material at mop sink. (see previous comment)

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. 2018 IFC 407.3- Identification. Individual containers of hazardous materials, cartons or packages shall be marked or labeled in accordance with applicable federal regulations. Buildings, rooms and spaces containing hazardous materials shall be identified by hazard warning signs in accordance with Section 2703.5.

ACTION REQUIRED:(verified at inspection)

Though its an inert material, proper labeling of the tank and Cryo room will be required.

2. 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 196A shall be readable from the roadway on both front and rear doors.

3. 2018 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. The extinguisher is to mounted on a wall or in a extinguisher cabinet on a normal path of travel close to an exit.

4. 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:(verified at inspection)

No keyed locks on the (interior) egress side on an exit.

5. 2018 IFC 1008.1 Illumination required. The means of egress, shall be illuminated at all times the building space served by the means of egress is occupied.

ACTION REQUIRED:(verified at inspection)

Provide exterior emergency lighting at each exit discharge.

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.