

CITY OF LEE'S SUMMIT

CODES ADMINISTRATION DEPARTMENT

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1200

Fax (816) 969-1201

PLANS REVIEW CONDITIONS

Permit No:	PRCOM20100231	Date:	December 13, 2010
Project Title:	Glo Nail Lounge	Applicant:	
Project Address:	930 NW BLUE PKWY, Unit:P,		
Location:	SUMMIT FAIR LOTS 22A & 24A---LOT 22A	SCHARHAG ARCHITECTS 310 ARMOUR RD #218A NORTH KANSAS CITY, MO 64116	
Type of Work:	New Tenant Finish		
Occupancy Group:	Business		
Description:	Tenant finish		

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.

Codes Administration (816) 969-1200

Fire Department (816) 969-1300

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. The occupant load used for this project is based on office area. It is the Codes Administration Departments practice to calculate the occupant load of any type of salon at 2 people per station. In this instance, since there are 24 stations and a wax room. The occupant load is 50.

Action required - Make needed corrections to the occupant load.,

2. The plans indicate that the rear wall of the space is a rated assembly but information on how the assembly is to be protected at penetrations has not been provided.

Action required - Provide additional information for penetrations of the assembly.

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3. The plans do not indicate what type of hardware will be installed on specific doors.

Action required - Add additional information to the plans. Include the type of hardware to be installed and if closers are included.,

4. 2006 IPC 403.2 - Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. (See code for possible exceptions.)

Action required - As this is a B Occupancy with an occupant load of 50, separate men's and women's restrooms area required. Make needed corrections.,

5. A plumbing riser diagram for the waste and vent has not been provided.

Action required - Provide additional information.

6. A water distribution detail has not been provided.

Action required - Provide additional information.,

7. 2006 IPC 608.3 - Devices, appurtenances, appliances and apparatus. All 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 all other appliances and devices that handle or treat potable water shall be protected against contamination.

Action required - Specifications for the pedi chairs have not been provided. Show how this requirement will be met.,

8. An electrical panel schedule has not been provided.

Action required - Provide an electrical panel schedule.,

9. Per footnote b of Table 403.3 of the 2006 IMC, mechanical exhaust required the recirculation of air from such spaces as permitted by Section 403.2.1 is prohibited (see Section 403.2.1, Items 1 and 3).

Action required - Air in nail salons can not be recirculated. Return air can only be pulled from rooms that are separated by an assembly. Make needed corrections.,

10. 2006 IMC Table 403.3 footnote i - The required exhaust system shall capture the contaminants and odors at their source.

Action required - It is the Codes Administration Departments practice to require the exhaust openings for nail stations at the table height of each station. Exhaust openings for pedi chairs are to be located within 12 inches of the floor and can be located in the walls behind the chairs. Make needed corrections.

11. The bottom chord braces at the rtu(s) shall be welded once the units have been installed. This will need to be verified by the city inspection staff.

Action required - This comment is for information purposes and will be verified on inspection.

12. 2006 IMC 504.1 - Installation. Clothes dryers shall be exhausted in accordance with the manufacturers instructions. Dryer exhaust systems shall be independent of all other systems and shall convey the moisture and any products of combustion to the outside of the building.

Exception: This section shall not apply to listed and labeled condensing (ductless) clothes dryers.

Action required - Information on the dryer vent is not indicated on the plans. Make needed corrections.,

13. 2006 IBC 2406.1 - Human impact loads. Individual glazed areas, including glass mirrors, in hazardous locations as defined in Section 2406.3 shall comply with Sections 2406.1 through 2406.1.4.

Action required - Provide additional information on the storefront system.,

Fire Plan Review

Reviewed By: Jim Eden

Rejected

1. Fire Department- 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action required: Provide a minimum of one 2A:10B:C fire extinguisher at a conspicuous location. Verified at inspection.,

2. Fire Department- 2006 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: Provide shop drawings for sprinkler alteration.,

3. Fire Department- 2006 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: Provide shop drawings for alarm system alteration.,

4. Fire Department- 2006 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).

Verified at inspection.,

5. Fire Department- 2006 IFC 901.5.1- Occupancy. It shall be unlawful to occupy any portion of a building or structure until the required fire detection, alarm and suppression systems have been tested and approved.

For information only.,

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 Codes Administration Department shall not be construed as a structural review of the project.