

CITY OF LEE'S SUMMIT

CODES ADMINISTRATION DEPARTMENT

220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1200
Fax (816) 969-1201

PLAN REVIEW CONDITIONS

February 16, 2011

KCG Architects
21 Grand Ave Suite #201
Palisades, NJ 07650

Permit No: PRCOM20110115
Project Title: The Children's Place
Project Address: 970 NW BLUE PKWY, Unit:A, LEES SUMMIT, MO 64086
Parcel Number: 51700033300000000
Location: SUMMIT FAIR LOTS 22A & 24A---LOT 22A
Type of Work: New Tenant Finish
Occupancy Group: Mercantile
Description: Retail clothing sales

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

Fire Plan Review

Reviewed By: Jim Eden

Rejected

1. The shell building was approved with a horizontal exit corridor. Submit revised plans for exiting from the shell building.,

2. 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.,

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4. 2006 IFC 1006.3 Illumination emergency power.

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 the following areas:

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

Action required: Provide exterior emergency egress lighting if not already provided as the shell.,

5. 2006 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: Fire protection systems shall be tested and operable prior to scheduling an occupancy testing. Testing shall take place before or after regular business hours for the neighboring tenants. cal (816) 969-1300 to schedule a test.

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6. 2006 IFC 703.1- Maintenance. The required fire-resistance rating of fire-resistance-rated construction (including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and fire-resistant joint systems) shall be maintained. Such elements shall be properly repaired, restored or replaced when damaged, altered, breached or penetrated. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.

Action required: Provide information on the rated walls and door assembly for this space.,

7. 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).

Action required: The address shall be posted on all exterior doors and doors to interior public corridors.,

Building Plan Review

Reviewed By: Joe Frogge

Rejected

3. 2006 IBC 1022.2 Separation. The separation between buildings or refuge areas connected by a horizontal exit shall be provided by a fire wall complying with Section 705 or a fire barrier complying with Section 706 and having a fire-resistance rating of not less than 2 hours. Opening protectives in horizontal exit walls shall also comply with Section 715. The horizontal exit separation shall extend vertically through all levels of the building unless floor assemblies have a fire-resistance rating of not less than 2 hours with no unprotected openings.

Exception: A fire-resistance rating is not required at horizontal exits between a building area and an above-grade pedestrian walkway constructed in accordance with Section 3104, provided that the distance between connected buildings is more than 20 feet (6096 mm).

Horizontal exit walls constructed as fire barriers shall be continuous from exterior wall to exterior wall so as to divide completely the floor served by the horizontal exit.

Door exiting storage room into adjacent tenant space appears to be a horizontal exit as defined in Chapter 10. Provide additional information as to how this exit qualifies as an emergency egress. Note: if this is determined to be a horizontal exit more review comments will become applicable; i.e. u.l. for wall, rated door, penetrations, etc.,

4. 2006 IBC Section 1004 Occupant Load

Calculated occupant load on cover sheet has incorrect conclusions. "Rounding down" is not appropriate in this instance.

Update and resubmit.,

5. Submittal Requirements:

General contractor/permit holder and MEP subs must be listed on permit prior to issuance.,

6. 2006 IBC 1103.1 - Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

Resubmittal shall show how accessibility will be maintained. Specifically, service facilities per Section 1109.12.,

7. 2006 IMC 403.2 Outdoor air required. The minimum ventilation rate of outdoor air shall be determined in accordance with Section 403.3.

Resubmittal shall detail means of supplying minimum outside air per Table 403.3 as providing means for relief air.,

8. 2006 IMC 603.10 Supports. Ducts shall be supported with approved hangers at intervals not exceeding 10 feet or by other approved duct support systems designed in accordance with the IBC. Flexible ducts shall be supported in accordance with the manufacturer's installation instructions.

Flex duct support detail shows 1" wide hangers. Most manufacturer's require 1-1/2" wide support. Resubmittal not required. This may be verified during inspection process.,

9. 2006 IPC.

Cover sheet states UPC as our plumbing code. Please correct.,

_____ Approved to issue per the listed conditions.

_____ Do not issue per the listed conditions.

_____ Approved to construct foundation only per the listed conditions.

_____ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

Signature of Applicant

Date

Print Applicant Name

CompanyName

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.