

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

April 08, 2011

PDMS Design Group
3100 East Randol Mill Rd
Arlington, TX 76011

Permit No: PRCOM20110420
Project Title: CRAZY 8
Project Address: 910 NW BLUE PKWY, Unit:P, 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: TENANT FINISH FOR CHILDRENS CLOTHING STORE

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. 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: Alarm notification appliances shall be provided in the space from the existing shell building alarm system. Provide shop drawings for review and approval.

2. 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.

Provide shop drawings for sprinkler system alteration.

3. 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.

Call (816) 969-1300 to schedule a test of the sprinkler and alarm system. Testing shall be completed before regular business hours of neighboring tenants.

4. 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 in a conspicuous location in a normal path of travel. Verified at inspection.

5. The use of double keyed deadbolt locks on the front door is not permitted. Verified at inspection.

6. 1014.2 Egress through intervening spaces.

Egress through intervening spaces shall comply with this section.

1. Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas are accessory to the area served, are not a high-hazard occupancy and provide a discernible path of egress travel to an exit.

2. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.

Exceptions:

1. Means of egress are not prohibited through a kitchen area serving adjoining rooms constituting part of the same dwelling unit or sleeping unit.

2. Means of egress are not prohibited through stockrooms in Group M occupancies when all of the following are met:

2.1. The stock is of the same hazard classification as that found in the main retail area;

2.2. Not more than 50 percent of the exit access is through the stockroom;

2.3. The stockroom is not subject to locking from the egress side; and

2.4. There is a demarcated, minimum 44-inch-wide (1118 mm) aisle defined by full or partial height fixed walls or similar construction that will maintain the required width and lead directly from the retail area to the exit without obstructions.

Action required: The second means of egress through the storage area is allowed as long as a 36 inch wide path is marked on the floor and the words "No Storage in This Area" is indicated on the floor. Indicate on revised plans.

7. 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:

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

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

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.

4. Interior exit discharge elements, as permitted in Section 1024.1, in buildings required to have two or more exits.

5. Exterior landings, as required by Section 1008.1.5, for exit discharge doorways in buildings required to have two or more exits.

The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702 of the International Building Code.

Action required: Exterior emergency lighting shall be provided if not already part of the shell package.

Building Plan Review**Reviewed By: Michael Weisenborn****Rejected**

1. 2006 IPC 403.4 - Required public toilet facilities. Customers, patrons and visitors shall be provided with public toilet facilities in structures and tenant spaces intended for public utilization. The accessible route to public facilities shall not pass through kitchens, storage rooms, closets or similar spaces. Employees shall be provided with toilet facilities in all occupancies. Employee toilet facilities shall be either separate or combined employee and public toilet facilities.

Action required - This comment is for information purposes. No response necessary.

2. 2006 IBC 1014.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section.

1. Egress from a room or spaces shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas are accessory to the area served, are not a high-hazard occupancy and provide a discernible path of egress travel to an exit. (See possible exceptions.)

2. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes. (See possible exceptions.)

3. An exit access shall not pass through a room that can be locked to prevent egress.

4. Means of egress from dwelling units or sleeping areas shall not lead through other sleeping areas, toilet rooms or bathrooms.

Action required - Per Item 2, Exception 2, means of egress are not prohibited through stockrooms in Group M occupancies when certain items are met. We will approve the second means of egress through the storage area as long as a 36 inch wide path is marked on the floor and the words "No Storage in This Area" is indicated on the floor. Provide additional information on the plans.

3. 2006 IBC 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.

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

2. Corridors, exit enclosures and exit passageways in building required to have two or more exits.

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.

4. Interior exit discharge elements, as permitted in Section 1024.1, in buildings required to have two or more exits.

5. Exterior landings, as required by Section 1008.1.5, for exit discharge doorways in building required to have two or more exits.

The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702.

Action required - Item 5 requires emergency lighting on the exterior of the building at the front door. Show how this requirement will be met.

4. Exterior signage is not included in the building permit review. Please contact the Planning and Development Department at (816) 969-1600 for application, review and permit requirements.

Action required - This comment is for information purposes.

5. The east wall/corridor wall is a one-hour fire-resistive assembly.

Action required - Maintenance of the rating will be verified during construction.

_____ 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.