

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 19, 2011

ARBETEK INC
400 SW LONGVIEW BLVD SUITE 210
LEES SUMMIT MO, MO 64081

Permit No: PRCOM20110411
Project Title: New View Interiors
Project Address: 400 SW LONGVIEW BLVD, Unit:109, LEES SUMMIT, MO 64081
Parcel Number: 62420150100000000
Location: TOWER PARK COMMERCIAL PHASE 2, LOT 3
Type of Work: New Tenant Finish
Occupancy Group: Mercantile
Description: Tenant Finish for New View Interiors

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. Specifications for the mechanical system have not been provided.

Action required - Provide additional information.

4. 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 - Emergency lighting is required on the exterior of the building at the egress doors when two or more means of egress is required from a space. Provide additional on the plans.

Mike Weisenborn April 19, 2011 - A photocell light fixture does not meet the requirements for emergency power found in this section. Make needed corrections.

5. 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 - Provide a complete code analysis for the space.

Mike Weisenborn April 19, 2011 - The actual construction type for this building is Type V-B. Make needed corrections to the construction type and fire-resistive assembly table. The area of the tenant space and occupant load need to be based on the entire tenant space as this is what is being evaluated. Not just the new finish. Make needed corrections

7. 2006 IBC 1210.2 - Walls. Walls within 2 feet of urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of 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.

Exceptions:

1. Dwelling units and sleeping units.
2. Toilet rooms that are not accessible to the public and which have not more than one water closet. Accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture.

Action required - Provide additional information showing how this requirement will be met.

Mike Weisenborn April 19, 2011 - Green sheetrock does not meet the requirements of this code section. If paint is to be used in this area it must be an epoxy paint. Tile, fip and washable wallpaper also meets the requirements. Provide additional information.

8. ICC/ANSI A117.1-2003 604.10.6 - Flush controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Sections 309.2 and 309.4 and shall be installed 36 inches maximum above the floor. Flush controls shall be located on the open side of the water closet.

Action required - The location of the flush control will be verified on inspection.

9. 2006 IBC 1010.2 - Slope. Ramps used as part of a means of egress shall have a running slope not steeper than one unit vertical in 12 units horizontal (8-percent slope). The slope of other pedestrian ramps shall not be steeper than one unit vertical in eight units horizontal (12.5-percent slope). Exception: An aisle ramp slope in occupancies of Group A shall comply with Section 1025.11.

Action required - This will be verified on inspection.

10. 2006 IBC 1010.8 - Handrails. Ramps with a rise greater than 6 inches shall have handrails on both sides. Handrails shall comply with Section 1012.

Action required - Detail B on Sheet A1.1 does not indicate the required handrails. Provide additional information. Show the required handrails.

Mike Weisenborn April 19, 2011 - A 2x4 is not an allowable handrail in the International Building Code. See additional comments on handrail requirements.

11. 2006 IBC 1012.3 - Handrail graspability. Handrails with a circular cross-section shall have an outside diameter of at least 1.25 inches and not greater than 2 inches or shall provide equivalent graspability. If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches and not greater than 6.25 inches with a maximum cross-section dimension of 2.25 inches. Edges shall have a minimum radius of 0.01 inch.

Action required - Provide additional information on the ramp handrail on the plans. Handrails are required on both sides of the ramp.

12. 2006 IBC 1012.5 - Handrail Extensions. Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight or ramp run. At stairways where handrails are not continuous between flights, the handrails shall extend horizontally at least 12 inches beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser. At ramps where handrails are not continuous between runs, the handrail shall extend horizontally above the landing 12 inches minimum beyond the top and bottom ramps.

Action required - Show compliance on the ramp handrails on the plans.

Fire Plan Review

Reviewed By: Jim Eden

Approved

4. 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: Show the location of new(restroom) and relocated alarm appliances.

6. 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:

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: Provide emergency lighting as required, or indicate if lighting already exists and show location.

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.