

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

June 29, 2011

WESTON BENNETT INC
708 NW RD MIZE RD
BLUE SPRINGS, MO 64015

Permit No: PRCOM20113001
Project Title: EAGLE CREEK CHURCH
Project Address: 1499 SW MARKET ST, LEES SUMMIT, MO 64081
Parcel Number: 61800320800000000
Location: SOUTH PORT BUSINESS PARK LOT 12-A LOT 12-A
Type of Work: Change of Tenant
Occupancy Group:
Description: MODIFY SPACE FOR CHURCH EXPANSION

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: Provide shop drawings for sprinler alterations.

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.

Action required: Provide shop drawings for alarm system alterations.

3. 703.2.1 Signs.

Where required by the fire code official, a sign shall be permanently displayed on or near each fire door in letters not less than 1 inch (25 mm) high to read as follows:

1. For doors designed to be kept normally open: FIRE DOOR—DO NOT BLOCK.
2. For doors designed to be kept normally closed: FIRE DOOR—KEEP CLOSED.

Action required: Provide signage or approved hold open devices (door release service).

4. 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 new spaces of the church shall have the same number of the existing church. Verified at inspection.

5. Indicate the occupant load of each of the new spaces created based on use and IFC Table 1004.1.1.

6. 2006 IFC 901.6- Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Not required fire protection systems and equipment shall be inspected, tested and maintained or removed.

Action required: The existing sprinkler system shall have documentation of a current annual inspection.

7. Will the existing sprinkler system in the church be extended into the new area of the church?

8. 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 fire extinguishers in conspicuous locations. Verified at inspection.

9. 2006 IFC 510.1- Identification. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible.

Verified at inspection.

12. 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.

1. 2006 IBC 1004.1.1 - Areas without fixed seating. The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.1. For areas without fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant per unit of area factor assigned to the occupancy as set forth in Table 1004.1.1. Where an intended use is not listed in Table 1004.1.1, the building official shall establish a use based on a listed use that most nearly resembles the intended use.

Action required - Provide the occupant load calculations for each of the rooms/spaces. We will be looking at the highest possible occupant load of each space.

2. 2006 IBC 1004.3 - Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

Action required - This will be verified on inspection.

3. The construction type indicated is Type V-B but the original building and subsequent permits list the construction type as Type II-B.

Action required - Make needed corrections to the stated construction type and details for the stair and landing and corridor ceiling.

4. No detail is provided for the handrails being installed.

Action required - Provide additional information. Provide specific information on the height, graspability, extensions and installation.

5. The plans indicate that a chair lift is to be installed but information on the lift being installed has not been provided.

Action required - Provide specifications from the manufacturer on the lift to be installed.

6. 2006 IBC 1109.5.1 - Minimum number. No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with the requirements for people who use a wheelchair and one drinking fountain shall comply with the requirements for standing persons.

Action required - This code section does not allow for the installation of a single drinking fountain unless it meets both height requirements. Make needed corrections.

7. The floor plan on sheet TF-2 does not provide the proposed uses of the newly created spaces by the new corridor.

Action required - Provide additional information on the plans.

8. Sheet TF-2 shows three different wall types but the floor plans do not clearly indicate which wall type each wall is.

Action required - Provide additional information on the plans.

9. The door schedule does not indicate the specific hardware to be installed on each of the doors.

Action required - Provide additional information.

10. The plumbing fixture schedule has fixtures on it that are not a part of it and the plumbing layout is mislabeled. It indicates that a water closet is to be installed next to F-1 and that the drinking fountain is a lav.

Action required - Make all needed corrections to the plumbing fixture table and plumbing layout.

11. The Plumbing General Notes and Misc. Plumbing Notes call specify different materials for the waste and vent piping.

Action required - Make needed corrections.

12. The plumbing fixture schedule calls for a 10-gallon electric water heater and the mechanical plans indicate a much larger gas unit.

Action required - Make needed corrections.

13. Mechanical unit F-1 is shown to be hung from the structure above. The plans do not indicate how it is to be attached or what it is to be hung from. Also, the plans do not provide any information indicating that the structure is capable of supporting the weight or what alterations to the structure are required.

Action required - Provide additional information including information from a structural engineer indicating that either the structure is capable of supporting the weight or what alterations are required.

14. Planning and Development - Ground mounted equipment - Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required - Show how this requirement will be met. Obtain approval from Planning and Development.

15. Details for the protection of the penetrations of the rated assemblies has not been provided.

Action required - Provide additional information.

16. Information on the materials to be used and how they are to be installed for the electrical work has not been provided.

Action required - Provide additional information.

17. ICC/ANSI A117.1 2003 404.2.3 - Maneuvering Clearance at Doors. Minimum maneuvering clearances at doors shall comply with Section 404.2.3 and shall include the full clear opening width of the doorway.

Action required - The required clear space on the restroom side of the doors is not provided. Make needed corrections.

18. The plans do not indicate any alterations to the electrical or mechanical systems do to the alterations to the existing space.

Action required - Make needed corrections.

19. The floor plans on Sheet TF-2 shows a wall and door on the east end of the corridor.

Action required - Make needed corrections.

20. The plans do not indicate how the ceiling over the corridor in the new space is to terminate. Protection to the roof deck will need to be provided.

Action required - Provide additional information.

21. Framing details for the door door openings has not been provided.

Action required - Provide additional information.

22. 2006 IBC 1017.1 - Construction. Corridors shall be fire-resistance rated in accordance with Table 1017.1. The corridor walls required to be fire-resistance rated shall comply with Section 708 for fire partitions.

Protection of the new corridor in the existing space is not indicated.

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.