

CITY OF LEE'S SUMMIT

CODES ADMINISTRATION DEPARTMENT

220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1200
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PLAN REVIEW CONDITIONS

July 19, 2011

Arcodev
2100 W Littleton Blvd
Littleton, CO 80120
Attn: Norm Herman

Permit No: PRCOM20113619
Project Title: MAURICES - SUMMIT FAIR
Project Address: 880 NW BLUE PKWY, Unit:D, LEES SUMMIT, MO 64086
Parcel Number: 51700033300000000
Location: SUMMIT FAIR LOTS 22A & 24A---LOT 22A
Type of Work: New Tenant Finish
Occupancy Group:
Description: TENANT FINISH FOR CLOTHES RETAIL

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.

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 review and approval.

3. 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 exterior emergency lighting.

4. 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Provide a minimum of 2, 2A:10B:C fire extinguishers in conspicuous locations and in a normal path of travel. Verified at inspection.

5. Duct Detection- Duct detectors shall be connected to the building alarm system and give a supervisory signal only without activation of interior horn/strobes.

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. The unit number provided for this space on the application is Unit D. From the plans it appears that there will be an available space between this space and the existing tenant to the north with is Unit E. By addressing this as Unit D a unit designation will not be available for the vacant space.

Action required - Provide additional information.

2. 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 - Label the restrooms on the plans.

3. 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.

4. ICC/ANSI A117.1 2003 604.5.1 - Fixed sidewall grab bars. Fixed sidewall grab bars shall be 42 inches minimum in length, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall. In addition, a vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located between 39 inches and 41 inches above the floor, and with the center line of the bar located between 39 inches and 41 inches from the rear wall.

Action required - The required vertical grab bar is not shown. Make needed corrections.

5. ICC/ANSI A117.1-2003 -903.3 Clear floor space. A clear floor space complying with Section 305, position for parallel approach to an end of the bench seat, shall be provided.

Action required - This section requires a 30 inch wide space at the end of the bench for a side transfer to the bench. It appears that only a 24 inch space is being provided. Make needed corrections.

6. 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 - Indicate locations of required safety glazing.

7. 2006 IBC 1008.1.1 - Size of doors. The minimum width of each door opening shall be sufficient for the occupant load thereof and shall provide a clear width of not less than 32 inches. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Where this section requires a minimum clear width of 32 inches and a door opening includes two door leaves without a mullion, one leaf shall provide a clear width of 32 inches. The maximum width of a swinging door leaf shall be 48 inches nominal. Means of egress doors in Group I-2 occupancy used for the movement of beds shall provide a clear width not less than 41.5 inches. The height of doors shall not be less than 80 inches.

Action required - The standard fitting room doors do not meet the minimum width requirement. Make needed corrections.

8. The plans indicate hanging bars in the rear egress corridor. The detail shows them to be mounted at 12 feet above finished floor.

Action required - Provide information on how the bars are to be used. Verify that their use will not obstruct the egress path or line of sight on the exit signage.

9. 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 - Verify that the required exterior emergency lighting is existing or make needed corrections.

10. 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.

11. 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 on where the frp is to be installed.

12. 2006 IBC 1210.1 - Floors. In other than dwelling units, toilet and bathing room floors shall have a smooth, hard, nonabsorbent surface that extends upward onto the walls at least 6 inches.

Action required - If the frp is not installed on all the walls in the restroom, 6 inch must be installed. Provide additional information.

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.