

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

September 09, 2011

HOLLIS & MILLER GROUP INC
220 NW EXECUTIVE WAY
LEES SUMMIT MO, MO 64063

Permit No: PRCOM20114738
Project Title: JKV MEMORY CARE II
Project Address: 1702 NW OBRIEN RD, LEES SUMMIT, MO 64081
Parcel Number: 62120018500000000
Location: JOHN KNOX RETIREMENT VILLAGE-12TH PLAT---LOT F
Type of Work: Alter Commercial
Occupancy Group: INSTITUTIONAL, INCAPACITATED
Description: INTERIOR REMODEL, SPACE WAS ORIGINALLY AN I-2 BUT HAS RECENTLY BEEN USED AS A DAYCARE FOR EMPLOYEES. RETURNING THE SPACE TO AN I-2

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. ICC/ANSI A117.1 2003 604.3.1 - Size. A clearance around a water closet 60 inches minimum, measured perpendicular from the sidewall, and 56 inches minimum, measured perpendicular from the rear wall, shall be provided.

Action required - This comment is not met for in Toilet 110 or Soiled 129. Make needed corrections.

2. 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 - If paint in these areas is to be used it must be an epoxy paint. Make needed corrections.

3. The project code information on Sheet G002 indicates that the building elements are not required to be rated as it is a sprinkled building. Footnote e on Table 601 does not apply as an I-2 is required to be sprinkled and therefore you can not reduce the rating on these elements.

Action required - Make needed corrections to the table and revise the plans to show how these requirements will be met.

4. The Project Code Information on Sheet G002 indicates that the allowable area is eligible for a 300% increase due to the sprinkler system. Exception 1 to Section 504.2 of the 2006 IBC states "Fire areas with an occupancy in Group I-2 of Type IIB, III, IV and V."

Action required - As this is an I-2 occupancy in Type V construction an area increase for the sprinkler system is not allowed. Make needed corrections.

5. 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 - I am unable to locate information on the sidelights for door frame type 2. Provide additional information on the plans.

6. The door schedule indicates that the hardware for door 127 is type 4. The door hardware information in specifications indicates that type 4 hardware is to be installed on door 122A.

Action required - Make needed corrections to clarify and insure that the hardware meets the requirements for corridor doors in a smoke barrier.

7. I am unclear as to how the access door in the attic space meets the requirements of Section 709.5 for openings in a smoke barrier.

Action required - Make needed corrections.

8. Provide additional information showing compliance with Section 709.6 of the 2006 IBC for penetrations of the smoke barrier.

Action required - Provide additional information.

9. For the Health Department review contact Chris Saxton with the Jackson County Public Works Department, Environmental Services Division, at 816-881-4455. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required - Provide documentation of approval from the health department.

10. For the Health Department inspection contact Chris Saxton with the Jackson County Public Works Department, Environmental Health Division at 816-881-4455. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required - This comment is for information purposes.

11. 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 - Contact the Planning and Development Department for possible requirements.

12. Planning and Development - Commercial businesses located along existing public streets shall be subject to the following design standards: a. buildings shall be designed with four (4) sided architecture, the same level of finish on all sides (no "back"); b. rooftop or ground-level mechanical equipment shall be totally screened from view by using either parapet walls at the same height of the mechanical units for rooftop mounts or by providing screening for ground mounted units acceptable to the Director; c. Wherever possible, parking areas and pedestrian walks shall

connect internally to parking areas and pedestrian walks of existing adjoining businesses. Provisions shall be made for future connections to adjoining property not yet developed or redeveloped.

Action required - Contact the Planning and Development Department for possible requirements.

13. 2006 IMC 403.2 - Outdoor air required. The minimum ventilation of outdoor air shall be determined in accordance with Section 403.3. Exception: Where the registered design professional demonstrates that an engineered ventilation system design will prevent the maximum concentration of contaminants from exceeding the obtainable by the rate of outdoor air ventilation determined in accordance with Section 403.3, the minimum required rate of outdoor air shall be reduced in accordance with such engineered system design.

Action required - I am unable to locate the calculations for this. Please provide additional information.

14. 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 - Make needed corrections.

15. 2006 IPC 802.1.1 - Food handling. Equipment and fixtures utilized for the storage, preparation and handling of food shall discharge through an indirect waste pipe by means of an air gap.

Action required - Show how this requirement will be met.

16. Show compliance with Section 802.1.6 of the 2006 IPC for waste connections for domestic dishwashers.

17. Laundry facilities not installed within an individual dwelling unit or intended for individual family use shall be equipped with an interceptor with a wire basket or similar device, removable for cleaning, that prevents passage into the drainage system of solids 0.5 inch or larger in size, string, rags, buttons or other materials detrimental to the public sewage system.

Action required - Show how this requirement will be met.

Fire Plan Review

Reviewed By: Jim Eden

Rejected

1. Fire Department 2006 IFC 907.2.6 Group I.

A manual fire alarm system shall be installed in Group I occupancies. An electrically supervised, automatic smoke detection system shall be provided in accordance with Sections 907.2.6.1 and 907.2.6.2.

Exception: Manual fire alarm boxes in resident or patient sleeping areas of Group I-1 and I-2 occupancies shall not be required at exits if located at all nurses' control stations or other constantly attended staff locations, provided such stations are visible and continuously accessible and that travel distances required in Section 907.4.1 are not exceeded.

Action required: Manual pull stations shall be provided accordingly

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 Alarm shop drawings for review and approval.

3. 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 review and approval.

4. Fire Department- 2006 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 (813 mm). 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 (1.57 rad). Where this section requires a minimum clear width of 32 inches (813 mm) and a door opening includes two door leaves without a mullion, one leaf shall provide a clear opening width of 32 inches (813 mm). The maximum width of a swinging door leaf shall be 48 inches (1219 mm) nominal. Means of egress doors in a Group I-2 occupancy used for the movement of beds shall provide a clear width not less than 41.5 inches (1054 mm). The height of doors shall not be less than 80 inches (2032 mm).

Action required: All new marked exterior exit doors shall meet this requirement.

5. 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: Provided exterior emergency illumination.

6. Fire Department- 2006 IFC 1008.1.2 Door swing.

Egress doors shall be side-hinged swinging.

Exceptions:

1. Private garages, office areas, factory and storage areas with an occupant load of 10 or less.
 2. Group I-3 occupancies used as a place of detention.
 3. Critical or intensive care patient rooms within suites of health care facilities.
 4. Doors within or serving a single dwelling unit in Groups R-2 and R-3.
 5. In other than Group H occupancies, revolving doors complying with Section 1008.1.3.1.
 6. In other than Group H occupancies, horizontal sliding doors complying with Section 1008.1.3.3 are permitted in a means of egress.
 7. Power-operated doors in accordance with Section 1008.1.3.2.
 8. Doors serving a bathroom within an individual sleeping unit in Group R-1.
- Doors shall swing in the direction of egress travel where serving an occupant load of 50 or more persons or a Group H occupancy.

The opening force for interior side-swinging doors without closers shall not exceed a 5-pound (22 N) force. For other side-swinging, sliding and folding doors, the door latch shall release when subjected to a 15-pound (67 N) force. The door shall be set in motion when subjected to a 30-pound (133 N) force. The door shall swing to a full-open position when subjected to a 15-pound (67 N) force. Forces shall be applied to the latch side.

Action required: Door 108 shall swing outward.

7. 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.

Action required: The FDC and riser shall be marked to indicate the area served.

8. 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.

Verified at inspection.

9. 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.

For information only- All fire protection systems shall be tested and operable prior to scheduling an occupancy inspection.

10. Move the exit sign at the vestibule out into the corridor with an arrow indicating direction of travel.

11. Fire Department- IFC 1024.6 Access to a public way.

The exit discharge shall provide a direct and unobstructed access to a public way.

Exception: Where access to a public way cannot be provided, a safe dispersal area shall be provided where all of the following are met:

1. The area shall be of a size to accommodate at least 5 square feet (0.28 m²) for each person.
2. The area shall be located on the same lot at least 50 feet (15 240 mm) away from the building requiring egress.
3. The area shall be permanently maintained and identified as a safe dispersal area.
4. The area shall be provided with a safe and unobstructed path of travel from the building.

Action required: Provide information on egress out of the courtyard including gate hardware and signage.

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.