

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

September 23, 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

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.

Mike Weisenborn September 23, 2011 - Provide the listings for the wall types as well as the new load bearing columns and beams.

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.

Mike Weisenborn September 23, 2011 - I am unable to locate the correction on supplemental drawing ASD-2.

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.

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.

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.

Mike Weisenborn September 23, 2011 - Make needed corrections to the plumbing plans.

18. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Fire Plan Review

Reviewed By: Jim Eden

Approved

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.