

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

October 06, 2011

HALLAM JAMES B & JOLENE I TRUSTEES
3996 SE DOC HENRY RD
LEES SUMMIT, MO 64082

Permit No: PRCOM20115339
Project Title:
Project Address: 1229 NE DOUGLAS ST, LEES SUMMIT, MO 64086
Parcel Number: 52910150400000000
Location: MAPLE TREE PLAZA 2ND PLAT---LOT 3 (EX PT IN ROW)
Type of Work: New Tenant Finish
Occupancy Group: BUSINESS
Description: OFFICE FINISH

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: Brian Austerman

Rejected

1. 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 ONE 2A10B:C EXTINGUISHER

2. 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).
PROVIDE ADDRESSING ON ALL EXTERIOR DOORS INCLUDING SUITE NUMBER

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. 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 code analysis for this project.

2. No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section. Expert from Sec. 7-130, Lees Summit Code of Ordinances.

Action required - Provide the names of the companies performing work in these areas.

3. 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.

Action required - Provide the name of the general contractor for this project. The general contractor must hold a Class A or B contractors license with the City of Lee's Summit.

4. Plan Note 1 does not indicate how the new interior walls are to terminate at the top.

Action required - Indicate if the walls are to extend to the ceiling lid or stop below the ceiling and be braced. If they are to be braced, indicate how.

5. The shell building plans only show 2 outlets and a couple of lights. The tenant plans do not provide any details of the new electrical installation.

Action required - Provide electrical plans, specifications and a lighting layout for the space.

6. Neither the shell building plans or the tenant finish plans provides details for the mechanical work.

Action required - Provide mechanical plans and specifications for this project.

7. The plans do not provide information on the plumbing fixtures to be installed.

Action required - Provide information on the water closet and lavatory being installed. Provide installation details for the water heater.

8. 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 - Indicate the size of the doors and cased opening on the plans.

9. 2006 IBC 1008.1.8.1 - Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 shall not require tight grasping, tight pinching or twisting of the wrist to operate.

Action required - Provide information on the door hardware being installed.

10. 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 - Please indicate the use of the space outside of the restroom.

11. 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 - If the calculated occupant load of provided in the code analysis is greater than 15 separate men's and women's restrooms will be required. Make corrections if needed.

12. 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 more information on the plans showing compliance with this requirement. If paint is to be used in this area it must be an epoxy paint.

13. 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 - Provide more information on the plans showing compliance with this requirement.

14. 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 - Provide grab bar details on the plans.

15. 2006 IPC 403.1 - Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1. Types of occupancies not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Occupancy classification shall be determined in accordance with the International Building Code.

Action required - This table requires a service sink and drinking fountain in all tenant spaces. The City of Lee's Summit does not require a service sink if the amount of washable floor surface is minimal. The code also allows for a bottled water system to substitute for a drinking fountain. Please indicate which areas will have washable floor surface and if a bottled water system will be provided.

16. Please provide the name of the tenant and a brief description of their business.

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.