

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

December 09, 2011

Innovative Design and Renovation
2 West 52nd St
Kansas City, MO 64112

Permit No: PRCOM20116192
Project Title: PILLARS OF TRUTH
Project Address: 653 SW 2ND ST, LEES SUMMIT, MO 64063651 SW 2ND ST, LEES SUMMIT, MO 64063
Parcel Number: 61330168900000000
Location: RNG-31 TWP-47 SEC-06 PT SW 1/4 DAF: BEG AT A PT 1150' W OF SE COR SD SW 1/4 TH N 28' M/L TO N ROW LI OF 3RD ST & TRU POB TH CONT N 220' TH E 130' TO SW COR LOT 58 ROBIN HILLS TH N 125' TO S ROW LI OF
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR WORSHIP, RECREATION OR AMUSEMENT
Description: PILLARS OF TRUTH TENANT 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: Jim Eden

Rejected

1. 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 space shall be posted with one address.

2. 2006 IFC 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: Indicate how the occupant load was determined.

Posting to be verified at inspection

3. 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 a minimum of one, 2A:10B:C fire extinguisher at a conspicuous location.

4. Provide a door schedule indicating hardware type. Panic hardware is required for occupant loads greater than 50.

5. 1021.2 Width.

The width of exit passageways shall be determined as specified in Section 1005.1 but such width shall not be less than 44 inches (1118 mm), except that exit passageways serving an occupant load of less than 50 shall not be less than 36 inches (914 mm) in width.

The required width of exit passageways shall be unobstructed.

Exception: Doors, when fully opened, and handrails, shall not reduce the required width by more than 7 inches (178 mm). Doors in any position shall not reduce the required width by more than one-half. Other nonstructural projections such as trim and similar decorative features are permitted to project into the required width 1.5 inches (38 mm) on each side.

Action required: How will this be met?

Building Plan Review

Reviewed By: Tracy Deister

Rejected

1. 2006 IBC Section 803 Wall and Ceiling Finishes

Provide verification that finish materials comply with flame spread and smoke-develop requirements.

2. 2006 IBC 1005.2 - Door encroachment. Doors opening into the path of egress travel shall not reduce the required width to less than one-half during the course of the swing. When fully open, the door shall not project more than 7 inches into the required width.

Drawing resubmittal required. Three doors in Hall behind Sanctuary are non-compliant.

3. 2006 IBC Section 1108 Special Occupancies

1108.2 General. In addition to other requirements of this chapter, the requirements of Sections 1108.2 through 1108.4 shall apply to specific occupancies.

Resubmit drawings to show how accessible seating will be provided in sanctuary.

5. Lees Summit Code of Ordinance - 7-138 - Construction documents shall be dimensioned and drawn upon suitable material. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3 and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code.

Resubmitted drawings to depict construction of pulpit/stage/platform.

6. 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.

General Contractor as well as MEP sub contractors must be licensed and listed on permit prior to approval.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

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.