

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

February 24, 2012

INTEGRAL CONSTRUCTION SERVICES, INC.
303 SW MARKET
LEES SUMMIT, MO 64063

Permit No: PRCOM20120225
Project Title: EMALINE BALL ROOM
Project Address: 635 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 FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: FINISH SPACE FOR BANQUET FACILITY

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 604.5.1 - 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 - Add the required vertical grab bar to the plans.

2. The door and fram schedule is not complete. Door hardware information is not provided.

Action required - Door hardware information, such as closers and latch, is needed to determine clear floor space requirements. Add additional information.

3. ICC/ANSI A117.1 2003 404.2.3 - Maneuvering Clearance at Doors. Minimum maneuvering clearances at doors shall comply with Section 404.2.3 and shall include the full clear opening width of the doorway.

Action required - The required clear space is not provided on the pull side of doors 02 and 04. Make needed corrections.

4. Not all new walls are provided with construction notes.

Action required - Provide construction notes for all new walls.

5. 2006 IPC 310.5 - Urinal partitions. Each urinal utilized by the public or employees shall occupy a separate area with walls or partitions to provide privacy. The construction of such walls or partitions shall incorporate waterproof, smooth, readily cleanable and nonabsorbent finish surfaces. The walls or partitions shall begin at a height not more than 12 inches from and extend not less than 60 inches above the finished floor surface. The walls or partitions shall extend from the wall surface at each side of the urinal a minimum of 18 inches or to a point not less than 6 inches beyond the outermost front lip of the urinal measured from the finished back wall surface, whichever is greater.

Action required - A partition is required between the urinal and the lavatory. Make needed corrections.

6. 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 is to be used in these areas it must be an epoxy based paint. Make needed corrections.

7. 2006 IPC 405.3.1 - Water closets, urinals, lavatories and bidets. A water closet, urinal, lavatory or bidet shall not be set closer than 15 inches from its center to any side wall, partition, vanity or other obstruction, or closer than 30 inches center-to-center between adjacent fixtures. There shall be at least a 21-inch clearance in front of the water closet, urinal, lavatory or bidet to any wall, fixture or door. Water closet compartments shall not be less than 30 inches wide and 60 inches deep.

Action required - The two non-accessible water closets in the womens restroom do not meet this requirement. Make needed corrections.

8. 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.

9. Exhaust fans are to be sized based on the number of water closets/urinals located in the space. The plans show the same size fan in each of the restrooms and each restroom has a different number of fixtures and is being supplied with different amounts of supply air. The amount of outside air being supplied to the restrooms does not match the requirement in Table 403.3.

Action required - Make needed corrections.

10. 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 - Obtain approval from Planning and Development for required screening of the new exterior mechanical units.

11. Obtain zoning approval due to increased parking requirements for the use prior to permit approval.

12. The plans indicate a warming kitchen but nothing on the plans indicate any kind of food warming devices being installed.

Action required - Please clarify.

13. Electrical panel schedules have not been provided.

Action required - Provide additional information.

14. 2006 IBC 1109.4 - Kitchens and kitchenettes. Where kitchens and kitchenettes are provided in accessible spaces or rooms, they shall be accessible in accordance with ICC A117.1.

Action required - The plans do not provide details showing the height of the sink in the warming kitchen. As this is not a commercial kitchen it is required to meet this requirement. Provide additional information.

15. 2006 IBC 1011.1 - Where required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. Access to exits shall be marked by readily visible exit signs in cases where the exit or the path of egress travel is not immediately visible to the occupants. Exit sign placement shall be such that no point in a corridor is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

Action required - An exit sign for the west exit shall be installed so that it is visible from the space. Make needed corrections.

16. As this space is receiving power from two services, all associated equipment on the exterior of the building, such as disconnects and meters shall be labeled with this tenant address.

Action required - This will be verified on inspection.

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.

Provide stamped plans for sprinkler system modification.

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.

Provide shop drawings for alarm system alteration.

3. Per a phone conversation with the contractor the space was to be used as a wedding chapel. Recalculate the occupant load for the space for non-fixed seating.

4. 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.

Call (816) 969-1300 to schedule testing.

5. 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.

Verified at inspection.

6. The existing exterior doors shall be push/pull, or provided with panic hardware.

Verified at inspection.

7. 2006 IFC 1011.1 Where required.

Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. Access to exits shall be marked by readily visible exit signs in cases where the exit or the path of egress travel is not immediately visible to the occupants. Exit sign placement shall be such that no point in a corridor is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

Provide an exit sign near the corridor from the Room to the west exit.

8. 2006 IFC 901.6- Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Not required fire protection systems and equipment shall be inspected, tested and maintained or removed.

All existing fire protection systems shall have documentation of a current annual inspection. Verified at inspection.

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.