CITY OF LEE'S SUMMIT

CODES ADMINISTRATION DEPARTMENT
220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1200
Fax (816) 969-1201

PLANS REVIEW CONDITIONS

Permit No:	PRCOM20100137	Date:	December 30, 2010
Project Title:	La Fuente	Applicant:	
Project Address:	1255 NE DOUGLAS ST, LEES SUMMIT, MO 64086	SCHARHAG ARCHITECTS	
Location:	MAPLE TREE PLAZA 2ND PLAT---LOT 2	310 ARMOUR RD #218A	
Type of Work:	New Commercial	NORTH KANSAS CITY, MO 64116	
Occupancy Group:	Assembly for food and drink incl. bars, restaurants, banquet halls		
Description:	Restaurant		

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** **Pending**

1. Codes Administration - For the Health Department permit approval contact Chris Saxton with the Jackson County Public Works Department, Environmental Services Division at 816-881-4455. Plan approval is required by the City of Lee's Summit prior to issuance of any type of permit.

Action Required - Provide documentation of approval.
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2. Codes Administration - For the Health Department inspection contact Chris Saxton with the Jackson County Public Works Department, Environmental Services Division at 816-881-4455. Occupancy approval is required by the City of Lee's Summit prior to issuance of any type of occupancy.

Action required - This comment is for information purposes.
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3. Copies of the engineered truss package were not provided at the time of permit application.

Action required - Provide two (2) copies of the engineered truss package which have been sealed and signed by an engineer licensed in the State of Missouri. This information is not required for permit approval or issuance but shall be provided prior to inspection.,

4. 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 - Doors 10, 11, 12 and 13 do not meet this requirement. Make needed corrections.,

5. The plans do not indicate what hardware each door will get.

Action required - Provide door hardware information, including closers, for each door.,

6. Information on the hoods to be installed has not been provided.

Action required - Provide specifications and installation details for the hoods, ducts, exhaust and make-up air systems. This shall include the information clearances to combustibles, how the equipment will be supported and air calculations.
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7. 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 - Provide calculations.,

8. 2006 IMC 507.2.2 - Type II hoods. Type II hoods shall be installed where cooking or dishwashing appliances produce heat, steam, or products of combustion and do not produce grease or smoke, such as steamers, kettles, pasta cookers and dishwashing machines.

Action required - Show how this requirement will be met.,

9. A plumbing riser diagram has not been provided.

Action required - Provide a riser diagram for the waste, vent and water systems.,

10. Water piping is not shown on the floor plans.

Action required - Show the water piping layout.,

11. 2006 IBC 1008.1.8 - Door operations. Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

Action required - Show how the patio doors meet this requirement.,

12. 2006 IBC 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 building 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 building 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.

Action required - Emergency lighting is not shown for the patio area. Make needed corrections.,

13. ICC/ANSI A117.1 2003 604.8.3 - Doors. Toilet compartment doors, including door hardware, shall comply with Section 404.1, except if the approach is to the latch side of the compartment door clearance between the door side of the stall any obstruction shall be 42 inches minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches maximum from the side wall or portion farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches maximum from the front partition. the door shall be self-closing. A door pull complying with Section 404.2.6 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the required minimum area of the compartment.

Action required - The door to the accessible men's stall is shown swinging into the clear floor space. Make needed corrections.,

14. The door identifies is missing on Sheet A-1.

Action required - Add the identifier.,

15. Codes Administration - 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 - I can not tell from the plans if a partion is between the urinal and the lav. Provide additional information.
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16. 2006 IPC 608.3 - Devices, appurtenances, appliances and apparatus. All devices, appurtenances, appliances and apparatus intended to serve some special function, such as sterilization, distillation, processing, cooling, or storage of ice or foods, and that connect to the water supply system, shall be provided with protection against backflow and contamination of the water supply system. Water pumps, filters, softeners, tanks and all other appliances and devices that handle or treat potable water shall be protected against contamination.

Action required - Show how this requirement will be met.,

17. 2006 IPC 608.16.1 - Beverage dispensers. The water supply connection to beverage dispensers shall be protected against backflow by a backflow preventer conforming to ASSE 1022, CSA B64.3.1 or by an airgap. The backflow preventer device and the piping downstream therefrom shall not be affected by carbon dioxide gas.

Action required - Show how this requirement will be met.,

18. 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.,

19. Sheet P-1 shows 2 water service entrance diagrams and one appears to be for the fire line. I beleive the backflow for the fire line will be located on the exterior of the building.

Action required - Make needed corrections.,

20. An electric panel schedule is not provided.

Action required - Provide a schedule for the electrical panel.,

21. Codes Administration - 2003 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 - Indicate locations of required safety glass on the plans.,

22. 2006 IPC 409.2 - Water connection. The water supply to a dishwashing machine shall be protected against backflow by an air gap or backflow preventer in accordance with Section 608.

Action required - Show how this requirement will be met.,

23. 2006 IMC 1003.3.1 - Grease interceptors and automatic grease removal devices required. A grease interceptor or automatic grease removal device shall be required to receive the drainage from fixtures and equipment with grease-laden waste located in food preparation areas, such as in restaurants, hotel kitchens, hospitals, school kitchens, bars, factory cafeterias and clubs. Fixtures and equipment shall include pot sinks, prerinse sinks; soup kettles or similar devices; wok stations; floor drains or sinks into which kettles are drained; automatic hood wash units and dishwashers without prerinse sinks. Grease interceptors and automatic grease removal devices shall receive waste only from fixtures and equipment that allow fats, oils or grease to be discharged.

Action required - Make needed correction.,

24. 2006 IMC 1003.3.2 - Food waste grinders. Where food waste grinders connect to grease interceptors, a solids interceptor shall separate the discharge before connecting to the grease interceptor. Solids interceptors and grease interceptors shall be sized and rated for the discharge of the food waste grinder. Emulsifiers, chemicals enzymes and bacteria shall not discharge into the food waste grinder.

Action required - Provide additional information.,

25. Notes for the interceptor are provided but they are not indicated on the detail.

Action required - Make needed corrections.,

_____ Approved to issue per the listed conditions.
_____ Do not issue per the listed conditions.
_____ Approved to construct foundation only per the listed conditions.
_____ Requires Final Development Plan approval prior to issuing this building permit.

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

_____ _____

Signature of Applicant | Date

Print Applicant Name | CompanyName

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.