

## **PLAN REVIEW CONDITIONS**

March 19, 2014

LEVERAGE CONSTRUCTION  
16216 W 124TH CIR  
OLATHE, KS 66062

Permit No: PRCOM20140310  
Project Title: DOMINO'S PIZZA  
Project Address: 795 NE RICE RD, LEES SUMMIT, MO 64086  
Parcel Number: 52840072900000000  
Location: SU-NOR ADD 4TH PLAT LOT 4  
Type of Work: CHANGE OF TENANT  
Occupancy Group: BUSINESS  
Description: NEW TENANT - SPACE PREVIOUSLY USED FOR OFFICE

### ***Revisions Required***

***One or more departments have not approved the permit and 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 address the comments as requested and provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.***

Planning and Codes Administration (816) 969-1200

Fire Department (816) 969-1300

#### **Licensed Contractors**

**Reviewed By: Joe Frogge**

**Rejected**

1. 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: Either a Class A or Class B license is required. Provide the name of the licensed general contractor.

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 MEP sub contractors. Permit will not be issued without this information.

#### **Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Required Action: For informational purposes. The general contractor may complete form at the same time as paying for the permit.

2. 2012 IBC 1004.1.2 – Areas without fixed seating. The number of occupants shall be computed at the rate of one occupant per unit of area as described in Table 1004.1.2. For areas without fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant load factor assigned to the function of

the space as set forth in Table 1004.1.2. Where an intended function is not listed in Table 1004.1.2, the building official shall establish a function based on a listed function that most nearly resembles the intended function.

Required Action: Recalculate occupant load based on use and area. Calculations as listed are too low. Per my general calcs, I'm confident that the new load will still be under 25 which would allow the single restroom as well as maintain the B occupancy. (note: new load may not be less than the seating shown)

3. ICC A117.1-2009 604.5.1 – Fixed side wall grab bars. Fixed side-wall 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 39 inches minimum and 41 inches maximum above the floor, and with the center line of the bar located 39 inches minimum and 41 inches maximum from the rear wall.

Required Action: Revise drawings to show side grab bar.

4. 2012 IMC 403.2 Outdoor air required. The minimum outdoor airflow rate shall be determined in accordance with Section 403.3. Ventilation supply systems shall be designed to deliver the required rate of outdoor airflow to the breathing zone within each occupiable space.

Required Action: Revise drawings to show outside air calculations as well as method of delivery.

5. 2012 IFGC 304 General. Air for combustion, ventilation and dilution of flue gases for appliances installed in buildings shall be provided by application of one of the methods prescribed in Sections 304.5 through 304.9. Where the requirements of Section 304.5 are not met, outdoor air shall be introduced in accordance with one of the methods prescribed in Sections 304.6 through 304.9. Direct-vent appliances, gas appliances of other than natural draft design and vented gas appliances other than Category I shall be provided with combustion, ventilation and dilution air in accordance with the appliance manufacturer's instructions. (see code for exception)

Required Action: Revise Drawings to provide combustion air method.

6. 2012 IFGC 501.2 General. Every appliance shall discharge the products of combustion to the outdoors, except for appliances exempted by Section 501.8.

Required Action: Revise drawings to provide venting information.

7. 2012 IMC 506.3.9 Grease duct horizontal cleanouts. Cleanouts serving horizontal sections of grease ducts shall: (see code section for specific requirements)

Required Action: Locate and specify required cleanouts.

8. 2012 IMC 506.5 Exhaust equipment. Exhaust equipment, including fans and grease reservoirs, shall comply with Sections 506.5.1 through 506.5.5 and shall be of an approved design or shall be listed for the application.

Required Action: Revise fan detail to depict flexible electrical connection, 18" duct extension, etc.

9. 2012 IMC 507.9 Clearances for Type I hood. A Type I hood shall be installed with a clearance to combustibles of not less than 18". (see code for exception)

Required Action: Revise drawings.

10. 2011 NEC Article 110.26 Spaces About Electrical Equipment. Access and working space shall be provided and maintained about all electrical equipment to permit ready and safe operation and maintenance of such equipment. (see code for details)

Required Action: Dunnage racks may not be installed or stored in electrical equipment clearance areas. Revise drawing.

11. 2011 NEC Article 250.66 Size of Alternating-Current Grounding Electrode Conductor. The size of the grounding electrode conductor at the service, at each building or structure where supplied by a feeder(s) or branch circuit(s), or at a separately derived system of a grounded or ungrounded ac system shall not be less than given in Table 250.66, except as permitted in 250.66(A) through (C).

Required Action: Provide size of Grounding Electrode Conductor.

12. 2011 NEC 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locates specified in 210.8(B)(1) through (8) shall have ground-fault circuit-interrupter protection for personnel.

(1) Bathrooms

(2) Kitchens

(3) Rooftops

(4) Outdoors

(5) Sinks - where receptacles are installed within 6 feet of the outside edge of the sink.

(6) Indoor wet locations

(7) Locker rooms with associated showering facilities

(8) Garages, service bays, and similar areas where electrical diagnostic equipment, electrical hand tools, or portable lighting equipment are to be used.

(refer to code for exceptions)

Required Action: Revise drawings.

#### **Fire Plan Review**

**Reviewed By: Brian Austerman**

**Rejected**

1. Per local amendment Section 1008.1.9.3 is amended to read as follows:

[B] 1008.1.9.3 Locks and latches. Locks and latches shall be permitted to prevent operation of doors where any of the following exists:

1. Places of detention or restraint.

2. Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts has no doorknob or surfacemounted hardware.

3. Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool.

4. Fire doors after the minimum elevated temperature has disabled the unlatching mechanism in accordance with listed fire door test procedures

Door 1 shall have a thumb latch or panic hardware on the egress side of the door, keyed locks on the egress side are not permitted. As a result the sign that reads the door shall remained unlocked during business hours is not required.

2. 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

Produce hood plans including fire suppression system and location of manual pull.. K class extinguisher is to be mounted under the manual pull

3. 505.1 Address identification. 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. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

For information only, posting of address on exterior doors to be verified at inspection

#### 4. 703.1 Maintenance.

The required fire-resistance rating of fire-resistance-rated construction (including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and fire-resistant joint systems) shall be maintained. Such elements shall be properly repaired, restored or replaced when damaged, altered, breached or penetrated. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.

For information only

***The review conducted by the City of Lee's Summit Codes Administration Department shall not be construed as a structural review of the project.***