

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

March 18, 2015

DAVIDSON ARCHITECTURE & ENGINEERING
4301 INDIAN CREEK PKWY
OVERLAND PARK, KS 66207

Permit No: PRCOM20150463
Project Title: BONCHON
Project Address: 1740 NW CHIPMAN RD, LEES SUMMIT, MO 64081
Parcel Number: 51700031300000000
Location: CHIPMAN HWY 50--- LOT 12
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: TENANT FINISH FOR NEW RESTAURANT

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. Excerpt from Sec. 7-130, Lees Summit Code of Ordinances.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of MEP contractors.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is for informational purposes.

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2. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 847-7070. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is for informational purposes.

3. 2012 IBC 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: Comment is for informational purposes. To be verified at inspections.

4. 2012 IBC 1008.1.4.1 Revolving doors.

Revolving doors shall comply with the following:

1. Each revolving door shall be capable of collapsing into a bookfold position with parallel egress paths providing an aggregate width of 36 inches (914 mm).
2. A revolving door shall not be located within 10 feet (3048 mm) of the foot of or top of stairs or escalators. A dispersal area shall be provided between the stairs or escalators and the revolving doors.
3. The revolutions per minute (rpm) for a revolving door shall not exceed those shown in Table 1008.1.4.1.
4. Each revolving door shall have a side-hinged swinging door which complies with Section 1008.1 in the same wall and within 10 feet (3048 mm) of the revolving door.
5. Revolving doors shall not be part of an accessible route required by Section 1007 and Chapter 11 of the International Building Code.

Action required: Revise plans to comply with item #4.

5. 2012 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official.

Action required: Provide verification that either the weight of new roof top equipment is less than or equal to original equipment or provide verification that existing roof structure will support additional load.

6. 2012 IBC Exit Signs 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. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit of the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. (see code section for exceptions)

Action required: Provide directional exit sign at east end of corridor. To be visible from entire dining area.

7. 2012 IMC 507.2.2 Type II hoods. Type II hoods shall be installed above dishwashers and appliances that produce heat or moisture and do not produce grease or smoke as a result of the cooking process, except where the heat and moisture loads from such appliances are incorporated into the HVAC system design or into the design of a separate removal system. (see

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code section for more specific requirements)

Action required: Provide a Type II hood above dishwasher or provide verification that consequent heat and moisture loads have been compensated for in HVAC design.

8. 2012 IMC 506.5.3 Exhaust fan mounting. An upblast fan shall be hinged and supplied with a flexible weatherproof electrical cable to permit inspection and cleaning. The ductwork shall extend a minimum of 18 inches above the roof surface.

Action required: Modify spec for fan serving kitchen exhaust hoods to comply with referenced code section.

Fire Plan Review**Reviewed By: Brian Austerman****Rejected**

1. 2012 IFC [B] 1008.1.4.1 Revolving doors.

Revolving doors shall comply with the following:

1. Each revolving door shall be capable of collapsing into a bookfold position with parallel egress paths providing an aggregate width of 36 inches (914 mm).
2. A revolving door shall not be located within 10 feet (3048 mm) of the foot of or top of stairs or escalators. A dispersal area shall be provided between the stairs or escalators and the revolving doors.
3. The revolutions per minute (rpm) for a revolving door shall not exceed those shown in Table 1008.1.4.1.
4. Each revolving door shall have a side-hinged swinging door which complies with Section 1008.1 in the same wall and within 10 feet (3048 mm) of the revolving door.
5. Revolving doors shall not be part of an accessible route required by Section 1007 and Chapter 11 of the International Building Code.

Revise door plan to meet condition 4 above. Hinged door shall be within 10' and on the same wall as the revolving door

2. 2012 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 alarm plans showing work done, can be a deferred submittal

3. 2012 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 sprinkler plans showing any alterations to the system, may be a deferred submittal

4. 2012 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

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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 hood testing

5. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Provide 5lb ABC type fire extinguisher(s)

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