

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

November 23, 2015

DRAW ARCHITECTURE - GRAHMA STILL
214 W 21ST ST. SUITE 200
KANSAS CITY, MO 64111-3

Permit No: PRCOM20152703
Project Title: THIRD STREET SOCIAL
Project Address: 123 SE 3RD ST, LEES SUMMIT, MO 64063
Parcel Number: 61230183000000000
Location: ARNOLD HALL LOT 1A & LOT 2---LOT 2
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: INTERIOR ALTERATIONS FOR FULL SERVICE RESTAURANT - PROJECT INCLUDES 562 SF
ADDITION FOR STORAGE AND COOLERS

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. 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 licensed MEP contractors.

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.

Action required: Comment is for informational purposes.

2. The building permit for this project can not be issued until the Codes Administration Department has received the approved Final Development Plan from the Planning and Development Department.

Action required: Comment is for informational purposes.

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3. 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 information purposes.

4. 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.

5. Permit can not be issued until Exterior Renovation Permit is approved.

Action required: Contact Ron Seyl with our Planning Department for more information. 816.969.1600

6. 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 field verified.

7. 2012 IBC 1008.1.2 – Door swing. Egress doors shall be of the pivoted or side-hinged swinging type. Exceptions: (See code for possible exceptions.) Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.

Action required: Provide additional information as to how hold-open devices at north doors will function.

8. 2012 IBC 1008.1.10 – Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware. Exception: A main exit of a Group A occupancy in compliance with Section 1008.1.9.3, Item 2. Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet wide that contains over current devices, switching devices or control devices with exit or exit access doors shall be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel.

Action required: Specify compliant door hardware at door 3, 5, 6, and fence gate.

9. 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) 2012 IBC 1006.1 Illumination required. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.

Action required: Provide exit sign and exterior emergency illumination at north door. (also reference further comment on door swing)

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10. Lee's Summit Code of Ordinances Sec. 7-803. - Non-residential occupancies.

The minimum required R-value for each element of the building thermal envelope shall be in accordance with the following:
Exception: The Building Official may approve a decreased R-Value for building exterior walls provided the space is normally not occupied by employees and is associated with storage/warehouse or manufacturing.

A. Wall assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 11. This requirement does not apply to doors, windows or other openings or approved penetrations nor does it apply to unfinished basement concrete walls.

B. Floor assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 19. Exception: Concrete floors in contact with the earth need not be insulated.

C. Roof assemblies forming portions of a building envelope shall meet or exceed an R factor 19.

(Ord. No. 7369, § 1, 10-3-2013)

Action required: New roof insulation to minimum R19.

11. ICC A117.1-2009 604.2 – Location. The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches minimum and 18 inches maximum from the side wall or partition. Water closets located in ambulatory accessible compartments specified in Section 604.10 shall have the centerline of the water closet 17 inches minimum and 19 inches maximum from the side wall or partition.

Action required: Revise toilet locations.

12. 2012 IBC 602.3 Type III. Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code.

Fire-retardant-treated wood framing complying with Section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.

Action required: Revise details/sections to indicate that any wood would be fire-retardant-treated.

13. 2012 IBC 1210.3.2 – Urinal partitions. Each urinal utilized by the public or employees shall occupy a separate area with walls or partitions to provide privacy. 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 not less than 18 inches or to a point not less than 6 inches beyond the outermost front lip of the urinal measured from the finished backwall surface, whichever is greater. (See code section for possible exceptions.)

Action required: Revise plans to demonstrate compliance.

14. 2012 IBC 1003.3.3 - Horizontal projections. Structural elements, fixtures or furnishings shall not project horizontally from either side more than 4 inches over any walking surface between the heights of 27 inches and 80 inches above the walking surface.

Action required: Revise plans to demonstrate compliance as concerns electrical equipment projections into egress path at rear ramp. Note: floor plan background on electrical sheets do not show the ramp.

15. Unified Development Ordinance Article 7, Section 7.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Unified Development Ordinance Article 7, Section 7.180.F

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.

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Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened per referenced UDO sections.

16. Inadequate information at grease trap.

Action required: Specify grease trap.

17. 2012 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 or by an air gap. The portion of the backflow preventer device downstream from the second valve and the piping downstream therefrom shall not be affected by carbon dioxide gas.

Action required: Specify types and locations of backflow devices serving beverage dispensers, ice machines, etc.

18. 2012 IMC 606.2.1 Return air systems. Smoke detectors shall be installed in return air systems with a design capacity greater than 2,000 cfm, in the return air duct or plenum upstream of any filters, exhaust air connections, outdoor air connections, or decontamination equipment and appliances. Exception: Smoke detectors are not required in the return air system where all portions of the building served by the air distribution system are protected by area smoke detectors connected to a fire alarm system in accordance with the International Fire Code. The area smoke detection system shall comply with Section 606.4.

Action required: Specify type and location of smoke detector at roof top a/c unit.

19. ICC A117.1-2009 604.2 – Location. The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches minimum and 18 inches maximum from the side wall or partition. Water closets located in ambulatory accessible compartments specified in Section 604.10 shall have the centerline of the water closet 17 inches minimum and 19 inches maximum from the side wall or partition.

Action required: Accessible toilet in women's restroom is too far from wall. Modify design.

20. 2012 IBC 1008.1.2 – Door swing. Egress doors shall be of the pivoted or side-hinged swinging type. Exceptions: (See code for possible exceptions.) Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.

Action required: North doors must swing outward but also are not allowed to swing over stairs. Modify design.

Additional comment: We realize that the other two exterior doors meet the minimum number of exits. However, if additional exits are available they must conform to exiting requirements. Please feel free to contact us or even schedule a meeting to discuss design options as we foresee several options available to you, some of which would allow additional seating.

Fire Plan Review**Reviewed By: Joe Dir****Rejected**

1. NO INFORMATION GIVEN ON THE DOOR SCHEDULE ABOUT THE PATIO GATES. DUE TO A MARKED EXIT HAVING EGRESS THROUGH THE PATIO THE GATES NEED TO BE WIDE ENOUGH TO ACCOMPANY THE INTERIOR OCCUPANCY LOAD

2. 2012 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. POST THE OCCUPANT LOADS FOR DINING, BAR, PATIO ACCORDING TO PLANS. INFORMATION PURPOSES

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3. 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 SHOP DRAWINGS FOR THE ALARM SYSTEM. INFORMATION PURPOSES.

4. 2012 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).

POST THE NUMERIC ADDRESS ON THE 3RD STREET SIDE OF BUILDING. VERIFIED AT INSPECTION

5. 2012 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. TO MOUNTED ABOVE THE FDC KNOX BOX APPLICATION CAN BE OBTAINED THROUGH THE FIRE DEPARTMENT 816-969-1300 OR ON LINE AT KNOXBOX.COM. INFORMATION PURPOSES.

6. 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 SHOP DRAWINGS FOR THE FIRE SPRINKLER ALTERATIONS.

903.2.1 Group A.

An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section. For Group A-1, A-2, A-3 and A-4 occupancies, the automatic sprinkler system shall be provided throughout the floor area where the Group A-1, A-2, A-3 or A-4 occupancy is located, and in all floors from the Group A occupancy to, and including, the nearest level of exit discharge serving the Group A occupancy. For Group A-5 occupancies, the automatic sprinkler system shall be provided in the spaces indicated in Section 903.2.1.5.

ALL AREAS OF THE BUILDING ARE REQUIRED TO BE SPRINKLERED INCLUDING, COOLERS, FREEZERS. INFORMATION PURPOSES.

7. 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 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.

FIELD TEST IS REQUIRED FOR THE HOOD SYSTEMS AND THE FIRE ALARM SYSTEM. TO SCHEDULE A TEST CONTACT THE FIRE DEPARTMENT AT 816-969-1300

8. 2012 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.

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FIRE SPRINKLER SYSTEM SHALL BE CURRENT WITH THE ANNUAL SERVICE. CURRENT TAG ON THE RISER. VERIFIED AT INSPECTION.

9. 2012 IFC 904.11.5- Portable fire extinguishers for commercial cooking equipment. Portable fire extinguishers shall be provided within a 30-foot (9144 mm) travel distance of commercial-type cooking equipment. Cooking equipment involving vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher.

904.11.5.2 Class K portable fire extinguishers for deep fat fryers.

When hazard areas include deep fat fryers, listed Class K portable fire extinguishers shall be provided as follows:

1. For up to four fryers having a maximum cooking medium capacity of 80 pounds (36.3 kg) each: one Class K portable fire extinguisher of a minimum 1.5-gallon (6 L) capacity.
2. For every additional group of four fryers having a maximum cooking medium capacity of 80 pounds (36.3 kg) each: one additional Class K portable fire extinguisher of a minimum 1.5-gallon (6 L) capacity shall be provided.
3. For individual fryers exceeding 6 square feet (0.55 m²) in surface area: Class K portable fire extinguishers shall be installed in accordance with the extinguisher manufacturer's recommendations.

VERIFIED AT INSPECTION

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

PROVIDE ONE 2A-10BC FIRE EXTINGUISHER FOR EVERY 3000 SQ FEET OF THE STRUCTURE. VERIFIED AT INSPECTION

11. 2012 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

906.9.1 Extinguishers weighing 40 pounds or less.

Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 5 feet (1524 mm) above the floor.

VERIFIED AT INSPECTION

12. PLANS SHOW THREE TYPE 1 HOODS, ONLY ONE ANSUL SYSTEM, ONE EMERGENCY PULL STATION.

13. DOOR SCHEDULE DID NOT SHOW ANY HARDWARE TO USED ON THE EGRESS DOORS.

14. [B] 1008.2 Gates.

Gates serving the means of egress system shall comply with the requirements of this section. Gates used as a component in a means of egress shall conform to the applicable requirements for doors.

[B] 1008.1.10 Panic and fire exit hardware.

Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.

[B] 1024.2.6.2 Door hardware markings.

Door hardware shall be marked with no less than 16 square inches (406 mm²) of luminous material. This marking shall be located behind, immediately adjacent to, or on the door handle or escutcheon. Where a panic bar is installed, such material shall be no less than 1 inch (25 mm) wide for the entire length of the actuating bar or touchpad.

[B] 1024.2.6.3 Door frame markings.

The top and sides of the door frame shall be marked with a solid and continuous 1-inch- to 2-inch-wide (25 mm to 51 mm)

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stripe. Where the door molding does not provide sufficient flat surface on which to locate the stripe, the stripe shall be permitted to be located on the wall surrounding the frame.

PATIO GATES SHALL HAVE THE ABOVE MENTIONED HARDWARE AND MARKINGS. INFORMATION PURPOSES.

15. [B] 1008.1.10 Panic and fire exit hardware.

Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.

Exception: A main exit of a Group A occupancy in compliance with Section 1008.1.9.3, Item 2.

[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. In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:
 - 2.1. The locking device is readily distinguishable as locked;
 - 2.2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. The sign shall be in letters 1-inch (25 mm) high on a contrasting background; and
 - 2.3. The use of the key-operated locking device is revokable by the fire code official for due cause.

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