

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

June 09, 2016

BURNS & MCDONNELL ENGINEERING COMPANY INC
9400 WARD PARKWAY
KANSAS CITY, MO 64114

Permit No: PRCOM20161245
Project Title: HYVEE MARKET GRILL
Project Address: 310 SW WARD RD, LEES SUMMIT, MO 64081
Parcel Number: 62610023400000000
Location: WAL-MART TRACT A
Type of Work: ALTERATION COMMERCIAL
Occupancy Group: MERCANTILE
Description: INTERIOR ALTERATIONS TO EXISTING GROCERY STORE - MODIFY CAFETERIA INTO RESTAURANT AND BUILD MEDICAL CLINIC

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 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.

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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. 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.

4. 2012 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. the building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

Action required: Update references. This building is a Type IIIB.

5. 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.

6. 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 emergency lighting at exterior side of dining room exit.

7. 2011 NEC 517.13 Grounding of Receptacles and Fixed Electrical Equipment in Patient Care Areas. Wiring in patient care areas shall comply with 517.13(A) and (B).

(A) Wiring methods. All branch circuits serving patient care areas shall be provided with an effective ground-fault current path by installation in a metal raceway system, or a cable having a metallic armor or sheath assembly. The metal raceway system, or metallic cable armor, or sheath assembly shall itself qualify as an equipment grounding conductor in accordance with 250.118.

(B) Insulated Equipment Grounding Conductor.

(1) General. The following shall be directly connected to an insulated copper equipment grounding conductor that is installed with the branch circuit conductors in the wiring methods as provided in 517.13(A).

1. The grounding terminals of all receptacles.

2. Metal Boxes and enclosures containing receptacles.

3. All non-current-carrying conductive surfaces of fixed electrical equipment likely to become energized that are subject to personal contact, operating at over 100 volts.

(refer code for exceptions)

(2) Sizing. Equipment grounding conductors and equipment bonding jumpers shall be sized in accordance with 250.122.

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Action required: Modify drawings to show that all circuits in patient care areas will have redundant ground system.

8. 2011 NEC 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Action required: Provide receptacle within 25' of new roof mounted HP-1.

Fire Plan Review**Reviewed By: Joe Dir****Approved with Conditions**

1. LOCKS:[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.

NO KEYED LOCKS ON THE EGRESS SIDE OF A MARKED EXIT.

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 LOAD FOR THE MARKET GRILL AND THE CASUAL DINING AREAS AS PER PLANS.

3. 2012 IFC 609.2- Where required. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

PROVIDE INFORMATION ABOUT A NEW OR EXSITING TYPE-1 KITCHEN HOOD AND FIRE SUPRESSION SYSTEM THAT WILL NEWLY INSTALLED OT RELOCATED.

4. 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 MANUFACTURES SPECS ON THE NEW FIRE SUPRESSION SYSTEM TO BE INSTALLED.

5. 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.

TESTING OF THE KITCHEN HOODS FIRE SUPRESSION SYSTEM WILL BE REQUIRED PRIOR TO THE FINAL OCCUPANCY INSPECTION. COORDINATE THE TESTING WITH THE FIRE SPRINKLER AND FIRE ALARMS SYSTEMS. TO SCHEDULE A TEST CONTACT THE FIRE DEPARTMENT @ 816-969-1300.

6. 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.

ALL EXSITING HOOD SYSTEMS WILL NEED TO BE CURRENT WITH THE REQUIRED 6 MONTH SERVICE/MAINTENANCE.

7. 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

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vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher.
PROVIDE A K-CLASS FIRE EXTINGUISHER FOR THE KITCHEN AREA.

8. PROVIDE A METAL CAN WITH A LID TO DEPOSIT ANY ASH / DEBRIS FORM THE SMOKER.

9. THE TYPE 1 EXHAUST DUCT NEEDS TO BE ENCLOSED IN 1 HOUR FIRE RATED WRAP MATERIAL.

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