

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

May 11, 2017

SULLIVAN PALMER ARCHITECTS
8849 LONG
LENEXA, KS 66215

Permit No: PRCOM20171431
Project Title: LION PETROLEUM
Project Address: 3325 SW 3RD ST, LEES SUMMIT, MO 64081
Parcel Number: 62420981400000000
Location: NEW LONGVIEW COMMERCIAL DISTRICT THIRD PLAT LOTS 42 43 51-54 TRACTS C D & E---LOT 42
Type of Work: ALTERATION COMMERCIAL
Occupancy Group: MERCANTILE
Description: KITCHEN REMODEL INCLUDING NEW GREASE HOOD

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. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)

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.

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. 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.

CODES ADMINISTRATION

Action required: Comment is for informational purposes.

2. 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.

3. 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.

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

4. 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 existing roof structure will support additional load imposed by mechanical equipment.

5. 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: Modify design to demonstrate compliance.

6. 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". Exception: Clearance shall not be required from gypsum wallboard or ½ inch or thicker cementitious wallboard attached to noncombustible structures provided that a smooth, cleanable, nonabsorbent and noncombustible material is installed between the hood and the gypsum or cementitious wallboard over an area extending not less than 18 inches in all directions from the hood.

Action required: Replace wall behind and next to hood with non-combustible construction. (this is a VB building built with wood studs)

7. 2012 IMC 506.3.6 Grease duct clearances. Where enclosures are not required, grease duct systems and exhaust equipment serving a Type I hood shall have a clearance to combustible construction of not less than 18 inches, and shall have a clearance to noncombustible construction and gypsum wallboard attached to noncombustible structures of not less than 3 inches. (see code for exceptions)

Action required: Provide details as to how this duct system will comply. (this building has been constructed with combustible materials.)

CODES ADMINISTRATION

8. Insufficient information to complete review.

Action required:

- Provide details as to how roof top equipment will be supported on sloped roof.
- Specify natural gas piping.

9. 2012 IMC 501.3.1 Location of exhaust outlets. The termination point of exhaust outlets and ducts discharging to the outdoors shall be located with the following minimum distances:

(see code for items 1 and 2)

3. For all environmental air exhaust: 3 feet from property lines; 3 feet from operable openings into building for all occupancies other than Group U, and 10 feet from mechanical air intakes. Such exhaust shall not be considered hazardous or noxious.

(see code for items 4 and 5)

Action required: Revise drawings to show minimum 10' clearance between exhausts and intakes. To be measured at nearest point of openings, not centerline of fan.

10. 2011 NEC 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations 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)

Action required: Modify drawings to demonstrate compliance. All receptacles in kitchen and all receptacles within 6' (not 8') of sinks to be GFCI protected.

11. 2012 IMC 508.1.1 Makeup air temperature. The temperature differential between makeup air and the air in the conditioned space shall not exceed 10degF except where the added heating and cooling loads of the makeup air do not exceed the capacity of the HVAC system.

Action required: Modify documents to demonstrate compliance.

12. 2012 IPC 802.1 Where required. Food-handling equipment and clear-water waste shall discharge through an indirect waste pipe as specified in Sections 802.1.1 through 802.1.8. All health-care related fixtures, devices and equipment shall discharge to the drainage system through an indirect waste pipe by means of an air gap in accordance with this chapter and section 713.3. Fixtures not required by this section to be indirectly connected shall be directly connected to the plumbing system in accordance with Chapter 7.

Action required: 3 compartment sink to terminate with indirect waste.

13. 2012 IPC 901.2 Trap seal protection. The plumbing system shall be provided with a system of vent piping that will permit the admission or emission of air so that the seal of any fixture trap shall not be subjected to a pneumatic pressure differential of more than 1 inch of water column.

CODES ADMINISTRATION

901.2.1 Venting required. Traps and trapped fixtures shall be vented in accordance with one of the venting methods specified in this chapter. (see code for allowed methods)

Action required: Provide vent at floor drain trap.

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. Ansul extinguishing system

ACTION REQUIRED:

Provide manufacturers specs on the pre-engineered ansul system to be installed.

2. 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.

ACTION REQUIRED:

Acceptance testing of the type1 hood and the ansul system will be required prior to the final occupancy inspection. To schedule testing contact the fire department at 816-969-1300.

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