

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

December 22, 2017

CRAIG LUEBBERT - CL ARCHITECTURE
396 SW WINTERGARDEN
LEES SUMMIT, MO 64081

Permit No: PRCOM20174090
Project Title: GREAT AMERICAN COOKIES
Project Address: 705 SE MELODY LN, Unit:J, LEES SUMMIT, MO 64063
Parcel Number: 61510017800000000
Location / Legal: BAYBERRY PLACE LOT 3
Description:
Type of Work: CHANGE OF TENANT
Occupancy Group:
Description: TENANT FINISH FOR COOKIE STORE WITH SOME SEATING

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.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. Lee's Summit Code of Ordinance, Section 7-130.4 - 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. 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. 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.

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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 IPC 403.1 – Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1. types of occupancies not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Occupancy classification shall be determined in accordance with the International Building Code.

Action required: Type B occupancies with over 25 occupants requires 2 separate restrooms. In order to approve design with only one restroom the occupant load must be dropped to maximum 25 or reclassify as an M which allows up to 100 occupants with a single restroom.

5. 2012 IBC 1109.12.3 – Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

ICC A117.1-2009 Section 904.3 Sales and Service Counters. Sales and service counters shall comply with Section 904.3.1 or 904.3.2. The accessible portion of the countertop shall extend the same depth as the sales and service countertop.

904.3.1 Parallel Approach. A portion of the counter surface 36 inches minimum in length and 36 inches maximum in height above the floor shall be provided. Where the counter surface is less than 36 inches in length the entire counter surface shall be 36 inches maximum in height above the floor. A clear floor space complying with Section 305, positioned for a parallel approach adjacent to the accessible counter, shall be provided.

904.3.2 Forward Approach. A portion of the counter surface 30 inches minimum in length and 36 inches maximum in height above the floor shall be provided. A clear floor space complying with Section 305, positioned for a forward approach to the accessible counter, shall be provided. Knee and toe clearance complying with Section 306 shall be provided under the accessible counter.

Action required: Point of sale counter to be maximum 36" high. To be field verified.

Fire Plan Review

Reviewed By: Joe Dir

Rejected

1. 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).

ACTION REQUIRED:(verified at inspection)

Address shall be readable from the roadway

2. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

ACTION REQUIRED: (information purposes)

Plans indicate (3) 10 pound fire extinguishers to be installed. Only (1) fire extinguisher is required by code due to the size and hazard of the space.

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3. Door operations

ACTION REQUIRED: No keyed locks on the egress side of an exit.

[B] 1008.1.9 Door operations.

Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

4. DOYON OVEN installation

ACTION REQUIRED:

Plans do not indicate the model of DOYON oven to be utilized. All Doyon ovens required certain clearances on the sides and top of the oven for proper ventilation and proper operation. Do the ceiling details and the oven enclosure A1.O meet the manufacturers clearance specs for the oven to be utilized?

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