

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

February 28, 2018

COOKIE JAR BAKERY
1005 SE 2ND TER
LEES SUMMIT, MO 64063

Permit No: PRCOM20180443
Project Title: COOKIE JAR BAKERY
Project Address: 120 SW 3RD ST, LEES SUMMIT, MO 64063
Parcel Number: 61340230900000000
Location / Legal: LEE'S SUMMIT TOWN OF---LOTS 19 & 20 BLK 11 (EX PT IN RD)
Description:
Type of Work: CHANGE OF TENANT
Occupancy Group:
Description: TENANT FINISH FOR BAKERY

*drawing is in plan review file

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. 2012 IMC 403.2 Outdoor air required. The minimum outdoor airflow rate shall be determined in accordance with Section 403.3. Ventilation supply systems shall be designed to deliver the required rate of outdoor airflow to the breathing zone within each occupiable space.

Action Required: Revise drawings to show outside air calculations as well as method of delivery. (this can be provided by your mechanical contractor)

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2. 2012 IBC 1103.1 (Accessibility) Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

Action required: Existing restroom to be as accessible as practical. At a minimum, provide grab bars, adjust toilet & sink heights, protect piping under sink, etc. (this is not an all-inclusive list - reference 2009 ICC/ANSI A117.1) To be field verified during inspections.

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: This comment is for information purposes.

4. 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: Provide indirect drains at 3-compartment sink. To be field verified.

5. 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: All receptacles in kitchen area and within 6' of sinks (or similar) to be GFCI protected.

7. 2012 IMC 507.2 Where Required. A Type I or Type II hood shall be installed at or above all commercial cooking appliances in accordance with Sections 507.2.1 and 507.2.2. Where any cooking appliance under a single hood requires a Type I hood, a Type I hood shall be installed. Where a Type II hood is required, a Type I or Type II hood shall be installed. Exception: Where cooking appliances are equipped with integral down-draft exhaust systems and such appliances and exhaust systems are listed and labeled for the application in accordance with NFPA 96, a hood shall not be required at or above them.

Action required: Provide verification that oven does not require a hood.

8. 2018 IBC 2902.3 Employee and public toilet facilities. For structures and tenant spaces intended for public utilization, customers, patrons and visitors shall be provided with public toilet facilities. Employees associated with structures and tenant spaces shall be provided with toilet facilities. The number of plumbing fixtures located within the required toilet facilities shall be provided in accordance with Section 2902 for all users. Employee toilet facilities shall be either separate or combined employee and public toilet facilities.

Exception: Public toilet facilities shall not be required for:

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1. Parking garages where operated without parking attendants.
2. Structures and tenant spaces intended for quick transactions, including takeout, pickup and drop-off, having a public access area less than or equal to 300 square feet.

Action required: Modify design to demonstrate that public access area is less than or equal to 300 square feet in order to qualify for the exception that allows you to not provide restroom to patrons. (fyi - access through kitchen wouldn't be allowed either per 2902.3.1)

9. MEP (hvac, electrical, plumbing) designs not provided.

Action required: Provide complete MEP design or detailed scopes of work from licensed professionals.

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)

Numeric (120) 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:(verified at inspection)

Provide a minimum of one 2A-10BC fire extinguisher. Extinguisher to be mounted on a wall on a normal path of travel close to an exit.

3. Door operation

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. Baking oven

ACTION REQUIRED: Provide manufacturers information on the type of baking oven to be utilized.

5. Health Dept

ACTION REQUIRED:

Health Dept inspection will be required prior to opening to the public.

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