

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

September 05, 2018

B & A ARCHITECTURE
100 W 31ST ST STE 100
KANSAS CITY, MO 64108

Permit No: PRCOM20182860
Project Title: TIKKA TWIST
Project Address: 697 NW BLUE PKWY, LEES SUMMIT, MO 64086
Parcel Number: 51700040900000000
Location / Legal: SUMMIT FAIR 3RD PLAT LOTS 15-27 & TRACTS F-I---LOT 17
Description:
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: TENANT FINISH FOR A NEW RESTAURANT

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 7-130.10 - 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. 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 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 engineer's report to verify that existing roof structure will support additional load imposed by new equipment.

5. 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.

6. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Revise cover sheet and A100 to show correct accessibility code which is ICC/ANSI A117.1-2009.

7. 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: Posting of occupant load (74) required.

8. 2012 IBC 1210.2.2 – Walls and partitions. Walls and partitions with 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Action required: Specify compliant wall finish materials at toilet rooms and mop sink. If paint is used it must be epoxy based.

9. Inadequate information to complete review.

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Provide the following:

- Specify all wall construction. (designations missing)
- Specify hood fan locations.
- Specify NG materials.
- Provide detailed and complete hood designs.

10. 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 Type II hood to serve dishwasher or provide verification that HVAC system has been sized to compensate the additional heat and humidity.

11. 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.

Action required: Modify design of point of service counter. At least 36" of counter length to be maximum 36" high.

12. 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 convenience power with 25' of all new rooftop equipment.

14. 2012 IMC 917.1 Cooking appliances. Cooking appliances that are designed for permanent installation, including ranges, ovens, stoves, broilers, grills, fryers, griddles and barbecues, shall be listed, labeled and installed in accordance with the manufacturer's installation instructions. Commercial electric cooking appliances shall be listed and labeled in accordance with UL 197. Household electric ranges shall be listed and labeled in accordance with UL 858. Microwave cooking appliances shall be listed and labeled in accordance with UL 923. Oil burning stoves shall be listed and labeled in accordance with UL 896. Solid-fuel-fired ovens shall be listed and labeled in accordance with UL 2162.

Action required: Provide verification that charcoal-fired oven will be compliant with UL 2162.

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

1. 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. ACTION REQUIRED:(verified at inspection)
Occupant load should be posted in the dining area close to the entrance.

2. 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

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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.

ACTION REQUIRED:(information purposes)

Have the fire alarm system contractor provide shop drawings of any modifications to be done to the existing fire alarm system.

3. 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

4. 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.

ACTION REQUIRED:

Provide manufactures specs on the Type-1 hood and suppression system to be installed. Include a drawings showing the Type 1 kitchen hood exhaust system.

5. 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.

ACTION REQUIRED:(information purposes)

Have the fire sprinkler system contractor provide shop drawings of the modifications to be done to the fire sprinkler system.

6. 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:(information purposes)

Acceptance testing of the fire alarm system modifications and Type 1 kitchen hoods will be required prior to the final occupancy inspection. Contact the fire department to schedule to schedule testing. (816)969-1300

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 vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher.

ACTION REQUIRED:(verified at inspection)

Provide a K class fire extinguisher. The K class fire extinguisher is to be mounted under or close to the manual pull station.

8. 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 two 2A-10BC fire extinguishers. The fire extinguishers are to be mounted on a wall close to an exit.

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9. 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

Exit Door Hardware

ACTION REQUIRED:

[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.

10. Exit signage/emergency lighting

ACTION REQUIRED: Provide additional exit signage and emergency lighting at the back corridors intersection with indicators directing the egress travel to the rear exit.

[B] 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 or 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 (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

11. AHU/HVAC

ACTION REQUIRED: Provide information about the CFM production of the AHU's. Duct detection may be required.

12. Tandoor Oven

ACTION REQUIRED: Provide manufactures specs on the installation and ventilation of the type and model to be installed.

13. Solid fuel cooking

ACTION REQUIRED: Reference the following and provide information on how the requirements will be addressed for the solid fuel cooking Tandoor oven.

NFPA 96 Chapter 14 solid fuel cooking

14.3-hoods for solid fuel cooking

14.4 Exhaust for solid fuel cooking

14.6 Air movement for solid fuel cooking

14.7 Fire -extinguishing Equipment for solid fuel cooking.

14.7.9 Hose protection

14.9 Minimum Safety Requirements (all sections): Fuel storage, handling, and ash removal for solid fuel cooking

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