

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

September 17, 2018

COLLINS|WEBB ARCHITECTURE
13A SW 3RD STREET
LEES SUMMIT, MO 64063-

Permit No: PRCOM20183043
Project Title: ARCADE ALLEY
Project Address: 316 SE DOUGLAS ST, LEES SUMMIT, MO 64063
Parcel Number: 61230172600000000
Location / Legal: GANO ADDITION LOT 3
Description:
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: TENANT FINISH FOR ARCADE WITH FULL SERVICE BAR AND SOME FOOD SERVICE

**invite planner to final to verify screening of rooftop equipment

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.

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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.

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. 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: This building was originally built as a VB, not IIB as shown. We can reclassify if that is your intention. Clarify.

5. Unified Development Ordinance Section 7.440. Development and Renovation within the Downtown Core Area

A) Preliminary and Final Development Plans. Applications for new development or redevelopment of any commercial or mixed use property in the Downtown Core Area shall be reviewed through the preliminary development plan and final development plan application, modification and appeal processes as set forth in Article 4, Applications and Procedures, of this Chapter. B) Exterior Renovation Permit. An Exterior Renovation Permit is required for all exterior work in the Downtown Core Area when the Design Standards of this Division apply, but the preliminary and final development plan review processes of Article 4 do not apply, and as otherwise provided herein. The applicability of the Design Standards is described in detail in sections 7.450(A) and 7.460(A) of this Division.

1) Requirements

a) For example, an Exterior Renovation Permit shall be required prior to any rehabilitation, remodeling, or construction of a building addition, for any exterior work on any building located in the Downtown Core Area, as defined herein. (refer to the Unified Development Ordinance for additional information)

Action required: Contact Shannon McGuire for information regarding exterior renovation permits and approval. Shannon.McGuire@CityofLS.net 816.969.1600

6. 2012 IPC 403.1.1 Fixture calculations. To determine the occupant load of each sex, the total occupant load shall be divided in half. To determine the required number of fixtures, the fixture ratio or ratios for each fixture type shall be applied to the occupant load of each sex in accordance with Table 403.1. Fractional numbers resulting from applying the fixture ratios of Table 403.1 shall be rounded up to the next whole number. For calculations involving multiple occupancies, such fractional numbers for each occupancy shall be first be summed and then rounded up to the next whole number. (see code section for exception)

Action required: Factor used for lavatory calcs incorrect. Should be 75, not 200.

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7. 2012 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall.

Permanent ladders installed to provide the required access shall comply with the following minimum design criteria:

1. The side railing shall extend above the parapet or roof edge not less than 30"

(see code section for additional construction requirements)

Action required: Provide verification that rooftop equipment is accessible or provide permanent access.

8. 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, 2, 4, & 5)

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.

Action required: Kitchen hood exhaust fan to be minimum 10' from makeup air unit intake.

9. A new 1-1/2" water meter has been requested but there is no mention of the existing meters. This site is currently served by (1) 1" and (1) 5/8" meter.

Action required: Clarify. Water Department will allow the (2) meters to remain if requested.

10. 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 exits.

11. 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 on roof to comply.

12. All plans submitted for review on or after January 1, 2014 shall be designed to the requirements of the 2012 International Building Code, 2012 International Mechanical Code, 2012 International Plumbing Code, 2012 International Fuel Gas Code, 2012 International Fire Code, 2011 National Electric Code and the ANSI A117.1-2009 as amended and adopted by the City of Lee's Summit.

Action required: Update code reference at kitchen fan KEF-1 schedule to comply. (we are on 2011 NEC)

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.

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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)

Post the occupant load numbers in the following rooms. Upper Arcade-48, Event Space-55,
Arcade-70
Upper Arcade-48

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 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 the fire alarm system to be installed.

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 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

ACTION REQUIRED:(information purposes)

Knox Box can be obtained on line at knox.box.com

ACTION REQUIRED:(verified at inspection)

the Knox box is to be mounted on an outside wall over the FDC or as close as possible to the Fire Department Connection.

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 fire sprinkler system to be installed.

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)

Field tests and acceptance testing will be required of the Type-1 kitchen hood, fire alarm and fire sprinkler systems prior to

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the final occupancy inspection. Contact the fire department 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:(veriiied at inspection)

Provide one K-class fire extinguisher for the kitchen area. To be mounted according to the description above.

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:(veriiied at inspection)

Provide a minimum of three 2A-10BC fire extinguishers. Fire extinguishers are to be mounted on a wall close to an exit.

9. (FDC) Fire Department Connection

ACTION REQUIRED:Relocate the location of the FDC off of the egress ramp. Reference NFPA 13 A8.17.2, A8.17.2.1

903.3.7 Fire department connections. The location of

fire department connections shall be approved by the fire code official. the connection shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant

10. Egress Ramps

ACTION REQUIRED: Relocate the FDC away from the egress ramp.

[B] 1003.3.3 Horizontal projections. Structural elements, fixtures or furnishings shall not project horizontally from either side more than 4 inches (102 mm) over any walking surface between the heights of 27 inches (686 mm) and 80 inches (2032 mm) above the walking surface

[B] 1008.1.1.1 Projections into clear width. There shall not be projections into the required clear width

lower than 34 inches (864 mm) above the floor or

ground. Projections into the clear opening width

between 34 inches (864 mm) and 80 inches (2032 mm) above the floor or ground shall not exceed 4 inches (102 mm)

[B] 1010.6.3 Restrictions. Means of egress ramps shall not reduce in width in the direction of egress travel. Projections into the required ramp and landing width are prohibited. Doors opening onto a landing shall not reduce the clear width to less than 42 inches (1067 mm).

11. Exit sign

ACTION REQUIRED:An additional (exit sign) needed for the Event Spaces required second 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.

12. Exterior exit illumination

ACTION REQUIRED:Provide exterior egress illumination at all exits

[B] 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.

CODES ADMINISTRATION**13. Exterior ramp illumination**

ACTION REQUIRED: Provide exterior illumination for all exterior egress ramps

[B] 1006.3 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits.
3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.

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