



PLAN REVIEW CONDITIONS

November 06, 2019

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

Permit No: PRCOM20193195
Project Title: WALLY'S EXPANSION
Project Address: 837 SW LEMANS LN, LEES SUMMIT, MO 64082
Parcel Number: 70920019500000000
Location: RAINTREE LAKE VILLAGE LOTS 1-6 & TR A ---LOT 6
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: RESTAURANT EXPANSION INTO ADJACENT SPACE

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 contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

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.

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. 2018 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through

602.5. the building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

Action required: Update code analysis. This building is a 5B.

5. 2018 IBC 1010.1.2 Door swing. Egress doors shall be of the pivoted or side-hinged swinging type.

Exceptions: (See code for exceptions.)

2018 IBC 1010.1.2.1 Direction of swing. Pivot or side-hinged swinging doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.

Action required: Sliding doors not allowed as egress component. Given that there is adequate egress without the barn door it will be acceptable if all references to it are changed to "sliding partition" or similar.

6. 2018 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 either the weight of new roof top equipment is less than or equal to original equipment or provide engineer's report to verify that existing roof structure will support additional load.

Action required: Provide verification that roof can support new dead load imposed by make-up air unit.

7. 2018 IMC 507.2.6 Clearances for Type I hood. A Type I hood shall be installed with a clearance to combustibles of not less than 18".

Exceptions:

1. 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.

2. Type I hoods listed and labeled for clearances less than 18 inches in accordance with UL 710 shall be installed with the clearances specified by such listings.

Action required: Given that this is a 5B building, provide verification that wall at new hood is constructed with noncombustible materials.

8. 2018 IPC 802.1 Where required. Food-handling equipment, in other than dwelling units, clear-water waste, humidifiers, dish-washing machines and utensils, pots, pans and dish washing sinks shall discharge through an indirect waste pipe as specified in Sections 802.1.1 through 802.1.8. Fixtures not required to be indirectly connected by this section and the exception to Section 301.6 shall be directly connected to the plumbing system in accordance with Chapter 7.

Action required: Indirect drain required at 3-compartment sink. Modify detail.

9. 2017 NEC Article 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 (10) 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 other than vehicle exhibition halls and showrooms.
 - (9) Crawl spaces – at or below grade level.
 - (10) Unfinished portions or areas of the basement not intended as habitable rooms.
- (refer to code for exceptions)

Action required: Modify drawings to show that all receptacles in kitchen will be GFCI protected.

10. 2018 IBC 1016.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section.

Item 5. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes. (See code section for additional items and exceptions)

Action required: Egress through kitchen not allowed. Remove exit light.

Fire Plan Review

Reviewed By: Michael Weissenbach

Rejected

1. 2018 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.

(Verified At Inspection)

Post Occupant Load at 173

2. 2018 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)

Any modifications to the fire alarm system, provide three sets of PE stamped shop drawings.

NOTE: Type 1 hood to be integrated into the fire alarm system

3. 2018 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).

(Verified At Inspection)

Address all exterior doors.

4. 2018 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)

Show placement of manual pull on plans. Between 10 and 20 feet from hood system.

5. 2018 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)

Any modifications done to the fire sprinkler system, provide three sets of PE stamped shop drawings.

NOTE: Overhead doors will need sprinkler coverage underneath.

6. 2018 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.

(Informational Purposes)

Call (816)969-1300 to schedule testing. Alarm system and Type 1 hood will need to pass before a final occupancy inspection can be scheduled.

7. 2018 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.

(Verified At Inspection)

Mount K-Class extinguisher by the manual pull.

8. 2018 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

(Action Required)

Provide one 2A10BC extinguisher in new work area.

9. Door Swing IFC 1005.7.1

(Action Required)

Door to Storage Room 104 swings into the path of egress travel.

10. 2018 IFC 1016.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section.

(Action Required)

Remove exit sign leading into kitchen area from dining room.

11. 2018 IFC 1010.1.10 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 a panic hardware or fire exit hardware.

(Action Required)

Provide panic hardware on exit doors.

The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.

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