

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

December 31, 2019

Chris Woods  
Woods Architecture LLC

Permit No: PRCOM20193693  
Project Title: FOOD & FUEL EXPRESSO  
Project Address: 420 NW CHIPMAN RD, LEES SUMMIT, MO 64086  
Parcel Number: 52900036600000000  
Location / Legal: SUMMIT ORCHARD LOTS 4A-4E --- LOT 4E  
Description:  
Type of Work: NEW COMMERCIAL  
Occupancy Group: MERCANTILE  
Description: CONVENIENCE STATION AND FUELING ISLAND

***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. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

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Action required: Comment is for informational purposes.

2. Code of Ordinances Section 8.330. CPTED Review Requirement.

All development applications shall be subject to CPTED review and recommendations. The application of CPTED concepts and strategies is site specific and the level of review shall be determined on a case by case basis. Some requests during development review will require mandatory compliance. Others will be strongly encouraged but compliance will be voluntary. Mandatory compliance elements will be addressed in Article 9 "Uses with Conditions".

Section 8.340. CPTED Uses Specified The following uses have been classified as "Uses with Conditions" per Article 9 of this Chapter, having been determined with a tendency toward an increased risk of crime,. Specific conditions for such uses are found in Article 9 and shall be required to be met prior to receiving any zoning approval, business license or approval to occupy any commercial space.

1. Bank/Financial Services
2. Bank Drive-Thru Facility
3. Check Cashing and Payday Loan Business
4. Convenience Store (C-Store)
5. Financial Services with Drive-up Window or Drive-Thru Facility
6. Pawn Shop
7. Title Loan Business, if performing on site cash transactions with \$500 or more in cash on hand
8. Unattended self-serve gas pumps
9. Unsecured Loan Business
10. Other similar uses shall meet the same standards as the above.

3. 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: Provide detailed code analysis that includes occupant load.

4. 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.

5. 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.

6. Canopy designs not found in submittal.

Action required: Provide complete canopy designs or request deferral.

7. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Provide roof truss package or request deferral.

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8. ICC A117.1 Section 404.2.3.2 Swinging Doors and gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Provide minimum 18" clearance at latch side of door #07 into kitchen and #13 into office.

9. 2018 IBC 1103.2 General exceptions. Sites, buildings, structures, facilities, elements and spaces shall be exempt from this chapter to the extent specified in this section.

2018 IBC 1103.2.1 Specific requirements. Accessibility is not required in buildings and facilities, or portions thereof, to the extent permitted by Sections 1104 through 1111.

2018 IBC 1103.2.2 Employee work areas. Spaces and elements within employee work areas shall only be required to comply with Sections 907.5.2.3.1, 1009 and 1104.3.1 and shall be designed and constructed so that individual with disabilities can approach, enter and exit the work area. Work areas, or portions of work areas, other than raised courtroom stations in accordance with Section 1108.4.1.4, that are less than 300 square feet in area and located 7 inches or more above or below the ground or finished floor where the change in elevation is essential to the function of the space shall be exempt from all requirements.

(see code for additional exemptions)

Action required: Provide accessible route to and turning space within office. This will require a compliant ramp.

10. 2018 IBC 1012.8 Handrails. Ramps with a rise greater than 6 inches shall have handrails on both sides. Handrails shall comply with Section 1014.

Action required: Provide handrails on both sides of ramp into cash-counter.

11. 2018 IBC 1012.2 Slope. Ramps used as part of a means of egress shall have a running slope not steeper than one unit vertical in 12 units horizontal (8-percent slope). The slope of other pedestrian ramps shall not be steeper than one unit vertical in eight units horizontal (12.5-percent slope).

Action required: Modify ramp design to comply.

12. 2018 IBC 708.4.2 Fireblocks and draftstops in combustible construction. In combustible construction where fire partitions do not extend to the underside of the floor or roof sheathing, deck or slab above, the space above and along the line of the fire partition shall be provided with one of the following:

1. Fireblocking up to the underside of the floor or roof sheathing, deck or slab above using materials complying with 718.2.1.
2. Draftstopping up to the underside of the floor or roof sheathing, deck or slab above using materials complying with 718.3.1 for floors or Section 718.4.1 for attics.

Action required: Modify design to address fireblocking and draftstopping.

13. ICC A117.1 Section 304.3 Size. Turning spaces shall comply with Section 304.3.1 or 304.3.2. 304.3.1 Circular Space. 304.3.1.1 New Buildings and facilities. In new buildings and facilities, the turning space shall be a circular space with a 67-inch minimum diameter. (see code for information regarding allowed overlapping) 304.3.1.2 Existing buildings and facilities. In existing buildings and facilities, the turning space shall be a circular space with a 60-inch minimum diameter. (see code for information regarding allowed overlapping)

Action required: Modify designs to reflect 67" turning radii.

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14. 2018 1104.1 Site arrival points. At least one accessible route within the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served. (see code for possible exception)

Action required: Provide and maintain an accessible path from parking to entries.

15. ICC A117.1 Section 904.3 Sales and service counters and windows. Sales and service counters and windows shall comply with Section 904.3.1 and either 904.3.2 or 904.3.3. Where counters are provided, the accessible portion of the countertop shall extend the same depth as the public portion of the sales and service countertop provided for standing customers. (see code for exception) 904.3.1 Vertical barriers. At service windows or service counters, any vertical barrier between service personnel and customers shall be at a height of 43 inches maximum above the floor. (see code for exception regarding security glazing) 904.3.2 Parallel Approach. A portion of the public use side of the counter surface 36 inches minimum in length and 26 inches minimum and 36 inches maximum in height above the floor shall be provided. A clear floor space positioned for a parallel approach adjacent to the accessible counter shall be provided. The space between the accessible counter surface and any projecting objects above the accessible counter shall be 12 inches minimum. (see code for exception) 904.3.3 Forward Approach. A portion of the public use side 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 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. The space between the accessible counter surface and any projecting objects above the accessible counter shall be 12" minimum.

Action required: Multiple locations on plans are required to be fully accessible but are noted as "casework by tenant". If this information is deferred to construction, approval will be at design professional's risk.

16. 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: Wood studs are not allowed within 18" of Type I hood. Modify design to comply.

17. Inadequate information to complete review.

Provide the following:

- Detailed interior wall construction information.
- Detailed raised platform construction information.
- Detailed roof ladder construction information.
- Complete and detailed exhaust hood information.

18. Unified Development Ordinance Article 8, Section 8.180.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

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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 from all 4 sides per referenced UDO section. (rear parapet scales at only 30" high - provide information to verify compliance)

19. 2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4.

2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches.

2018 1209.2.2 Walls and partitions. Walls and partitions within 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.)

1209.2.3 Showers. (see code for details)

1209.2.4 Waterproof joints. (see code for details)

Action required: Specify compliant wall finish at Women's Restroom and specify minimum height of tile and FRP installations.

20. City of LS Code of Ordinances Section 7-803. - Non-residential occupancies.

The minimum required R-value for each element of the building thermal envelope shall be in accordance with the following: Exception: The Building Official may approve a decreased R-Value for building exterior walls provided the space is normally not occupied by employees and is associated with storage/warehouse or manufacturing.

A. Wall assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 11. This requirement does not apply to doors, windows or other openings or approved penetrations nor does it apply to unfinished basement concrete walls.

B. Floor assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 19.

Exception: Concrete floors in contact with the earth need not be insulated.

C. Roof assemblies forming portions of a building envelope shall meet or exceed an R factor 19.

(Ord. No. 8584, § 1, 3-19-2019)

Action required: Specify compliant roof assembly insulation. Also show location, material, and method of installation.

21. 2018 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)

7. Climbing clearance. The distance from the centerline of the rungs to the nearest permanent object on the climbing side of the ladder shall be not less than 30 inches measured perpendicular to the rungs. This distance shall be maintained from the point of ladder access to the bottom of the roof hatch. A minimum clear width of 15 inches shall be provided on both sides of the ladder measured from the midpoint of and parallel with the rungs except where cages or wells are installed.

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Action required: Provide roof ladder side rail extender.

22. 2018 IMC 506.5.3 Exhaust fan mounting. Up-blast fans serving Type I hoods and installed in a vertical or horizontal position shall be hinged and supplied with a flexible weatherproof electrical cable to permit inspection and cleaning and shall be equipped with a means of restraint to limit the swing of the fan on its hinge. The ductwork shall extend not less than 18 inches above the roof surface.

Action required: Modify design to show that grease hood exhaust fan will be hinged for maintenance.

23. 2018 IMC 506.3.13.3 Termination location. Exhaust outlets shall be located not less than 10 feet horizontally from parts of the same or contiguous buildings, adjacent buildings and adjacent property lines and shall be located not less than 10 feet above the adjoining grade level. Exhaust outlets shall be located not less than 10 feet horizontally from or not less than 3 feet above air intake openings into any buildings. (see code for exception)

Action required: Grease hood exhaust fan to be minimum 10 feet from parapet. Modify design.

24. All plans submitted for review on or after April 1, 2019 shall be designed to the requirements of the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Fire Code, 2017 National Electric Code and the ICC/ANSI A117.1-2017 as amended and adopted by the City of Lee's Summit.

Action required: Update or remove 2012 code reference on sheet MP4.1.

25. 2017 NEC Article 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 receptacle(s) within 25' of roof mounted equipment.

26. 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 and within 6' of sinks will be GFCI protected.

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**Fire Plan Review**

**Reviewed By: Michael Weissenbach**

**Rejected**

1. 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)

2. 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)

Provide specs for Type 1 hood system.

3. 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 for the duct detectors and hood system.

4. 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)

5. 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 2 2A10BC fire extinguishers inside the structure. Comply with IFC 2018 2305.5 for extinguisher size and placement for the fuel pump dispensers.

6. (Action Required)

Provide tank specs and quantities. Comply with IFC 2018 2305.6 for warning signage on the fuel pumps.

7. (Action Required)

Provide tank specs for the CO2. Quantities over 100 pounds will require gas detection. 2018 IFC 5307.3

8. 2018 IFC 907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

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(Action Required)

Duct detection will be required with CFM over 2000.

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