

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

February 11, 2021

HERNLY ASSOCIATES INC
1100 RHODE ISLAND STREET
LAWRENCE, KS 66044

Permit No: PRCOM20210533
Project Title: COLDWATER COMMUNITY CENTER
Project Address: 838 SW BLUE PKWY, LEES SUMMIT, MO 64063
Parcel Number: 61420023800000000
Location / Legal: SEC 7 TWP 47 RNG 31 PT OF N 1/2 NW 1/4 DAF: BEG ON W LI NICHOLS ST AT A PT 250' S OF S
Description: LI 3RD ST TH TH S 10' TH E 405' MOL TO POB
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: CHANGE OF TENANT FOR FOOD PANTRY WITH KITCHEN AND DINING AREA

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

Approved

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 2018 IBC 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout stories containing group A-2 occupancies and throughout all stories from the group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists.

1. The fire area exceeds 5,000 square feet.
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Action required: This occupancy is not allowed without a fire suppression sprinkler system.

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.

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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 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: Additional water closet required for females. Male & female fixture counts are separate, not cumulative.

5. 2018 IBC 1209.3.2 Urinal partitions. Each urinal utilized by the public or employees shall occupy a separate area with walls or partitions to provide privacy. The walls or partitions shall begin at a height not more than 12 inches from and extend not less than 60 inches above the finished floor surface. The walls or partitions shall extend from the wall surface at each side of the urinal not less than 18 inches or to a point not less than 6 inches beyond the outermost front lip of the urinal measures from the finished back wall surface, whichever is greater.

Exceptions:

1. Urinal partitions shall not be required in a single-occupant or family or assisted-use toilet room with a lockable door.
2. Toilet rooms located in child day care facilities containing two or more urinals shall be permitted to have one urinal without partitions.

Action required: Partition required between urinal and sink in men's room. (fyi - this modification will conflict with turning radius)

6. 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 material at mop sink.

7. Inadequate information to complete review.

Provide the following:

- Complete grease hood design.
- Roof plan to verify proximity of intakes to exhaust.

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- Complete natural gas piping design.
- Outside air calculations and method of supply.

8. 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 engineer's report to verify that existing roof structure will support additional roof load.

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).

(Action Required)

Address all exterior exit doors.

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 on Type 1 hood system.

3. 2018 IFC 903.2.1.2- Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists: 1. The fire area exceeds 5,000 square feet (465 m²); 2. The fire area has an occupant load of 100 or more; or 3. The fire area is located on a floor other than the level of exit discharge.

(Informational Purposes)

This space is non-sprinklered. Due to the occupant load and the fire area exceeding 5000 sqft, a fire sprinkler system is required.

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.

(Action Required)

Provide a K-Class extinguisher. Placement to be made by the manual pull.

5. 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 for the exit doors.

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