

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

February 19, 2021

Van Deurzen and Associates
11011 King Street, Suite 130
overland park, KS 66210

Permit No: PRCOM20210580
Project Title: WASH HOUSE LAUNDRY
Project Address: 711 SE M 291 HWY, LEES SUMMIT, MO 64063
Parcel Number: 61510018101000000
Location / Legal: POLK ADDITION LOTS 5A & 5B---LOT 5A (EX PT DAF: BEG SE COR LOT 5A TH S 26.05' TH N 110'
Description: TH E 26.05'
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR FULL SERVICE LAUNDROMAT

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 and an email address for the on-site contact.

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. 2018 IBC 2902.3 Employee and public toilet facilities. For structures and tenant spaces intended for public utilization, customers, patrons and visitors shall be provided with public toilet facilities. Employees associated with structures and tenant spaces shall be provided with toilet facilities. The number of plumbing fixtures located within the required toilet facilities shall be provided in accordance with Section 2902 for all users. Employee toilet facilities shall be either separate or combined employee and public toilet facilities.

Exception: Public toilet facilities shall not be required for:

1. Parking garages where operated without parking attendants.
2. Structures and tenant spaces intended for quick transactions, including takeout, pickup and drop-off, having a public access area less than or equal to 300 square feet.

Action required: Public must have access to all of the minimum number of plumbing fixtures. (note from commentary: "If the toilet facilities are located in restricted areas, public toilet facilities must be provided outside of those business-imposed restricted areas.")

3. 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" at latch side of door 107 out of Change Room. (persons with disabilities must be able to approach, enter, and leave all areas not exempted by IBC 1103.2)

4. Unified Development Ordinance Article 8, Section 8.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

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. (this applies to all 3 new RTU equipment - unable to locate information for "new screening fence" at the 2 under the new roof)

5. 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 convenience outlets near new mechanical equipment.

6. 2018 IMC 606.2.1 Return air systems. Smoke detectors shall be installed in return air systems with a design capacity greater than 2,000 cfm, in the return air duct or plenum upstream of any filters, exhaust air connections, outdoor air connections, or decontamination equipment and appliances.

Exception: Smoke detectors are not required in the return air system where all portions of the building served by the air distribution system are protected by area smoke detectors connected to a fire alarm system in accordance with the International Fire Code. The area smoke detection system shall comply with Section 606.4.

Action required: Provide duct mounted smoke detectors at new RTU equipment.

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7. Comments from Planning Department.

- The trash enclosure doors shown on Sheet A1 indicate that they are wood. To comply with City ordinance, the doors shall be solid steel opaque gates painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.
- No detail is provided on the proposed mechanical unit fencing type. Is the intent to simply secure the area or to both secure and screen the mechanical equipment from view? If visual screening is one of the intents, the City does not allow chain link with slats as a means of screening. Acceptable visual screening includes evergreen landscaping (which isn't feasible in this instance), masonry walls and vinyl fencing.
- Is the asphalt replacement off the southwest building corner a surface course repair or is it a full depth removal and replacement due to pavement failure? If the latter, the reconstruction of the parking lot asphalt must comply with the pavement design standard outlined under UDO Section 8.620.F.1.

Action required: Modify designs to address all 3 bullet points. (Contact Hector Soto with Planning Dept with any questions. 816.969.1600)

8. Comment from Public Works.

- As far as the new sewer connection is concerned, a new cut-in wye connection is required, and must meet the standards set forth by our standard drawing. Tees are not allowed, only wyes. Tracer wire and a box must also be installed for this new service from the main to the tracer wire box, in accordance with City standards. I have attached a copy of the standard drawing for the new connection. The tracer wire box should be shown just beyond the property line, within one (1) foot of same.

Action required: Modify designs to address sewer main connection requirements. (contact Gene Williams with Public Works at 816.969.1800 with any questions)

9. Comment from Public Works.

- Sewer piping & stubs not allowed to be abandoned in place.

Action required: Modify design to indicate proper removal of sewer piping. Coordinate with Water Department as they oversee service removals. 816.969.1900.

Fire Plan Review

Reviewed By: Michael Weissenbach

Approved with Conditions

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)

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