

# CITY OF LEE'S SUMMIT

## CODES ADMINISTRATION DEPARTMENT

220 SE Green Street  
Lee's Summit, MO 64063  
(816) 969-1200  
Fax (816) 969-1201

### PLANS REVIEW CONDITIONS

Permit No:	PRCOM20100223	Date:	December 12, 2010
Project Title:	Smallcakes	Applicant:	
Project Address:	880 NW BLUE PKWY		
Location:	SUMMIT FAIR LOTS 22A & 24A---LOT 22A	Innovative Design and Renovation	
Type of Work:	New Tenant Finish	2 West 52nd St	
Occupancy Group:	Mercantile	Kansas City, MO 64112	
Description:	Smallcakes Tenant finish		

***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.***

Codes Administration (816) 969-1200

Fire Department (816) 969-1300

#### **Building Plan Review**

**Reviewed By: Michael Weisenborn**

**Rejected**

1. For the Health Department inspection contact Chris Saxton with the Jackson County Public Works Department, Environmental Services Division at 816-881-4455. Occupancy approval is required by the City of Lee's Summit prior to issuance of any type of occupancy.

Action required - This comment is for information purposes.,

2. For the Health Department permit approval contact Chris Saxton with the Jackson County Public Works Department, Environmental Services Division at 816-881-4455. Plan approval is required by the City of Lee's Summit prior to issuance of any type of permit.

Action required - Provide documentation of Health Department approval prior to permit issuance.,

3. Information on the oven to be installed has not been provided.

Action required - Provide specifications on the oven.,

4. 2006 IBC 1109.12.3 - Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

Action required - Show compliance with this code section.,

5. The plans indicate that the existing demising walls rate but they are not. The only rated assembly is the rear wall separating the tenant space from the corridor. Penetrations of this wall have to be protected.

Action required - Correct information on the plans.,

6. 2006 IBC 1210.1 - Floors. In other than dwelling units, toilet and bathing room floors shall have a smooth, hard, nonabsorbent surface that extends upward onto the walls at least 6 inches.

Action required - I don't believe the restrooms were finished on white box. Show how this requirement will be met.,

7. 2006 IBC 1210.2 - Walls. Walls within 2 feet of urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of 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.

Exceptions: 1. Dwelling units and sleeping units.

2. Toilet rooms that are not accessible to the public and which have not more than one water closet. Accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture.

Action required - I don't believe the restrooms were finished on white box. Show how this requirement will be met.,

8. The plans indicate that there will not be any seating available in this space but the plans do not indicate how the public space is to be used. If this is the same business that is located in Overland Park and Olathe, they advertise that they provide seating and are available for parties. This would make the space an assembly occupancy and would require separate men's and women's restrooms.

Action required - Please provide additional information on how the space is to be used. If seating is not to be provided and the space will not be available for parties, we will need a letter from the tenant explaining this and that they understand that if you do offer these in the future they would be required to add an additional restroom.,

9. 2006 IPC 802.1.1 - Food handling. Equipment and fixtures utilized for the storage, preparation and handling of food shall discharge through an indirect waste pipe by means of an air gap.

Action required - If any of the plumbing fixtures will be used for food preparation it must be connected through an indirect waste. Provide additional information.,

10. Specifications for the installation of the plumbing and electrical alterations have not been provided.

Action required - Provide additional information.,

11. Contractors licensing. The City of Lee's Summit requires that commercial permit be issued to a licensed general contractor with a minimum of a Class B license.

Action required - This comment is for information purposes.,

## **Fire Plan Review**

**Reviewed By: Jim Eden**

**Rejected**

6. Fire Department- 2006 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.

Action required: Calculate the occupant load as an A2 occupancy with (unconcentrated tables and chairs), and post the same. Verified at inspection.,

5. Fire Department- 2006 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.,

4. Fire Department- 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action required: Provide a minimum of one, 2A:10B:C fire extinguisher. Verified at inspection.,

3. Fire Department- 2006 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: Provide interior alarm appliances. Provide shop drawings for alarm system installation/alteration.,

2. Fire Department- 2006 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: Call (816) 969-1300 to schedule an alarm test. Testing shall be completed before regular business hours of neighboring tenants.

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1. Fire Department- 2006 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: Provide shop drawings for sprinkler system alteration.,

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 Codes Administration Department shall not be construed as a structural review of the project.