

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

June 28, 2022

INNOVATIVE DESIGN & RENOVATION
8011 PASEO #201
KANSAS CITY, MO 64131

Permit No: PRCOM20222727
Project Title: GROUND ROOTS COFFEE
Project Address: 3690 NE AKIN DR, LEES SUMMIT, MO 64064
Parcel Number: 43810020700000000
Location / Legal: CHAPEL RIDGE BUSINESS PARK, LOTS 10-18 & TRACTS H THRU K---LOT 17
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: NEW BUILDING FOR COFFEE SHOP WITH DRIVE THRU

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

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.

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.

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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. 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.

Actions required:

- Modify Code Review to show correct occupancy classification which is B. (see 2018 IBC 303.1.1)
- Modify Code Review to show correct occupant load calculations. Sales area (1:60) is restricted to area north of counter with product displays. Area with seating to be calculated as Loose Tables & Chairs (1:15)

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

Action required: Provide complete truss package or request deferral. (must be approved by architect before submitting to us)

6. 2018 IBC 1103.1 Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

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: Swinging door into employee work area not compliant in that it does not have the minimum 18" clearance at the latch side per ICC A117.1-2009 Section 404.2.3.2.

7. Inadequate information to complete review:

Provide the following:

- Provide complete roof access details including ladder, roof hatch, and 30" side rail ladder extension. Reflected ceiling plan and truss plans also affected.
- Furnace installation details. (truss mounted? Is this unit rated to be installed for horizontal flow? Looks like an upflow unit.)
- Furnace flue complete design.

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 dishwashing 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.

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Action required: Provide floor sink at 3 compartment sink to facilitate indirect drain.

9. 2018 IPC 708.1 Cleanouts Required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11.

2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout access.

action required: Provide cleanout near where sanitary leaves foundation.

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

1. [BE] 1008.3.2 Buildings. In the event of power supply failure, in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Interior exit access stairways and ramps
2. Interior and exterior exit stairways and ramps.
3. Exit passageways.
4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.1.
5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge.

Action required- Provide emergency power for illumination of the exit discharge.

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