

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

June 13, 2023

Rangwala Architects
201 S Central Ave. Unit 203
St. Louis, MO 63105

Permit No: PRCOM20230994
Project Title: LION PETROLEUM CONVENIENCE STORE
Project Address: 1021 SE HAMBLEND RD, LEES SUMMIT, MO 64081
Parcel Number: 283759
Location / Legal Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: MERCANTILE
Description: NEW CONVENIENCE STORE WITH 16 PUMP CANOPY
Invite Police to final for CPTED inspection

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 upload the revised documents and /or additional information to the application through the online portal. Please contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Fire Plan Review

Reviewed By: Jim Eden

Rejected

3. 2018 IFC 1008.3 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.
1008.3.1 General. In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:
1. Aisles.
2. Corridors.
3. Exit access stairways and ramps.

Action required: Provide emergency lighting at landing side of main double door exit.

06/12/2023- No correction provided.

4. Complete a Hazardous Materials Permit Application- Include a site plan, tank and dispensing equipment information. A Hazardous Materials Permit is also required for propane cylinder exchange. If provided, show the location of exchange cages.

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5. 5307.3 Insulated liquid carbon dioxide systems used in beverage dispensing applications. Insulated liquid carbon dioxide systems with more than 100 pounds (45.4 kg) of carbon dioxide used in beverage dispensing applications shall comply with Section 5307.3.1

Action required- Confirm size of CO2 tank.

6. The dispensing of fuel shall be in accordance with IFC Chapter 23 and the Missouri Department of Natural Resources.

Action required- Provide plans and specifications for the fuel dispensing operation and the canopy.

06/12/2023- No response.

7. The Final Development Plan calls the building out as fully sprinklered.

Action required- Provide revised civil plans.

6/12/2023- No response

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 their code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

Action required- Provide duct detection with remote annunciators and resets for HVAC unit greater than 2000 CFM.

6/12/2023- No response.

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 informational.

6/9/23 - not addressed

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 informational.

6/9/23 - not addressed

4. 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

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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

Action required: Submit drawings or detailed report/spec to demonstrate compliance. A separate review for CPTED requirements must be performed. Permit will not be issued until CPTED review is approved.

6/9/23 - Revisions inadequate. Provide response to each line item listed in ordinance.

7. 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 A117.1-2009 as amended and adopted by the City of Lee's Summit.

Action required: Revise Design Criteria on S1.1 to show correct code year.

6/9/23 - not addressed- still shows 2015

8. 2018 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Action required: Provide soils report to justify design assumption of soil bearing capacity greater than 2,000psf.

6/9/23 - not found in submittal

10. 2018 IBC 1008.3 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.

1008.3.1 General. In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles.
2. Corridors.
3. Exit access stairways and ramps.

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.

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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.
- 1008.3.3 Rooms and Spaces. In the event of power supply failure an emergency electrical system shall automatically illuminate all of the following areas:
1. Electrical equipment rooms.
 2. Fire command centers.
 3. Fire pump rooms.
 4. Generator rooms.
 5. Public restrooms with an area greater than 300 square feet.

Action required: Provide emergency lighting at landing side of main double door exit.
6/9/23 - not found in design

13. Insufficient information to complete review at raised cashier area.

Clarify/modify the following?

- How high is platform? (see IBC 1103.2.2 & 1011.5.2)
- Materials to be per IBC 410.3.
- Is ramp necessary? (it can be avoided if exactly 7" tall and cashier area remains less than 300sf)
- Ramps require handrails on each side.
- Ramps require landings per IBC 1012.6.

6/9/23:

- 6" step means that entire cashier area must be accessible. (ramp reqd, turning radius, reach ranges, etc)

14. 2018 IPC 604.9 Water hammer. The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. A water-hammer arrestor shall be installed where quick-closing valves are utilized. Water-hammer arrestors shall be installed in accordance with the manufacturer's instructions. Water-hammer arrestors shall conform to ASSE 1010.

Action required: Amend Plumbing Specification to provide water hammer arrestors. Air chambers not allowed.
6/9/23 - air chambers still noted in spec.

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 company name of the licensed general contractor.

6/9/23 - not addressed

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

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contractors.
6/9/23 - not addressed

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