

CITY OF LEE'S SUMMIT

CODES ADMINISTRATION DEPARTMENT

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

PLAN REVIEW CONDITIONS

June 22, 2011

HY-VEE WEITZ CONSTRUCTION
5605 NE 22ND ST
DES MOINES, IA 50313

Permit No: PRCOM20112705
Project Title: HY-VEE GAS #2
Project Address: 1201 SW 3RD ST, LEES SUMMIT, MO 64081
Parcel Number: 62610024000000000
Location: CEDAR CREEK ESTATES LOTS 68-85 & TRACTS A-D TRACT A
Type of Work: New Commercial
Occupancy Group: MERCANTILE
Description: NEW CONVIENCE STORE AND GAS ISLANDS

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 review contact Chris Saxton with the Jackson County Public Works Department, Environmental Services Division, at 816-881-4455. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required - Provide documentation of approval from the Health Department.

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

Action required - This comment is for information purposes.

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

Action required - Provide two (2) copies of the engineered truss package which have been signed and sealed by an engineer licensed in the State of Missouri. This information is not required for permit issuance but shall be provided prior to inspection.

4. The building permit for this project can not be issued until the Codes Administration Department has received the approved Final Development Plan from the Planning and Development Department.

Action required - This comment is for information purposes.

5. The work authorized by this permit shall be constructed to comply with the Security Code provisions. (Chapter 7, Article 14 of the Lees Summit Code of Ordinances)

Action required - Contact the Planning and Development Department at 816-969-1600 for additional information.

6. 2006 IMC 306.5 - Equipment and appliances on roofs or elevated structures. Where equipment and appliances requiring access are installed on roofs or elevated structures at a height exceeding 16 feet, such access shall be provided by a permanent approved means of access, the extent of which shall be from grade or floor level to the equipment and appliances level service space. Such access shall not require climbing over obstructions greater than 30 inches high or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Permanent ladders installed to provide the required access shall comply with the following minimum design criteria: 1. The side railing shall extend above the parapet or roof edge not less than 30 inches. 2. Ladders shall have rung spacing not to exceed 14 inches on center. 3. Ladders shall have a toe spacing not less than 6 inches deep. 4. There shall be a minimum of 18 inches between rails. 5. Rungs shall have a minimum 0.75-inch diameter and be capable of withstanding a 300-pound load. 6. Ladders over 30 feet in height shall be provided with offset sections and landings capable of withstanding 100 pound per square foot. 7. Ladders shall be protected against corrosion by approved means. Catwalks installed to provide the required access shall be not less than 24 inches wide and shall have railing as required for service platforms.

Action required - I am unable to locate information on the roof access. Please provide additional information.

7. Plans and specifications for the construction of the fuelling island have not been provided.

Action required - Provide additional information.

8. Details and specifications for the installation of the fuel pumps and underground fuel storage tanks and their associated services has not been provided.

Action required - Provide additional information.

9. 2006 IPC 608.3 - Devices, appurtenances, appliances and apparatus. All devices, appurtenances, appliances and apparatus intended to serve some special function, such as sterilization, distillation, processing, cooling, or storage of ice or foods, and that connect to the water supply system, shall be provided with protection against backflow and contamination of the water supply system. Water pumps, filters, softeners, tanks and all other appliances and devices that handle or treat potable water shall be protected against contamination.

Action required - I am unable to locate information on the backflow device to the ice machine. Please provide additional information.

10. 2006 IPC 608.16.10 - Coffee machines and noncarbonated beverage dispensers. The water supply connection to coffee machines and noncarbonated beverage dispensers shall be protected against backflow by a backflow preventer conforming to ASSE 1022 or by an air gap.

Action required - I am unable to locate information showing compliance with this code section. Please provide additional information.

11. 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 - Please indicate this on the plans.

12. 2006 IBC 1011.1 - Where required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. Access to exits shall be marked by readily visible exit signs in cases where the exit or the path of egress travel is not immediately visible to the occupants. Exit sign placement shall be such that no point in a corridor is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

Action required - Provide additional exit signage in area 107 at the entrance to corridor 108 to indicate the location of the second exit.

13. 2006 IMC 403.2 - Outdoor air required. The minimum ventilation of outdoor air shall be determined in accordance with Section 403.3. Exception: Where the registered design professional demonstrates that an engineered ventilation system design will prevent the maximum concentration of contaminants from exceeding the obtainable by the rate of outdoor air ventilation determined in accordance with Section 403.3, the minimum required rate of outdoor air shall be reduced in accordance with such engineered system design.

Action required - I am unable to locate the calculations for the outdoor air. Please provide additional information.

14. I am unable to locate details for the grease interceptor being installed.

Action required - Provide additional information.

Fire Plan Review

Reviewed By: Brian Austerman

Approved

1. 2006 IFC 1008.1.8 Door operations.

Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

ACTION REQUIRED: DOOR 1 SHOWS AS DOUBLE KEYED DEADBOLT (SHEET A1.0) NEEDS TO BE PANIC HARDWARE OR THUMB SYTLE LATCH ON THE EGRESS SIDE. VERIFIED AT INSPECTION

2. 2006 IFC 907.2.12.1 Automatic fire detection.

Smoke detectors shall be provided in accordance with this section. Smoke detectors shall be connected to an automatic fire alarm system. The activation of any detector required by this section shall operate the emergency voice/alarm communication system. Smoke detectors shall be located as follows:

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2. In the main return air and exhaust air plenum of each air-conditioning system having a capacity greater than 2,000 cubic feet per minute (cfm) (0.94 m³/s). Such detectors shall be located in a serviceable area downstream of the last duct inlet.

2006 IFC 907.12 Duct smoke detectors.

Duct smoke detectors shall be connected to the building's fire alarm control panel when a fire alarm system is provided. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location. Duct smoke detectors shall not be used as a substitute for required open area detection.

Exceptions:

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2. In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble.

ACTION REQUIRED: PROVIDE DUCT DETECTION FOR RTU 1 TO SEND A TROUBLE SIGNAL TO A REMOTE AUDIO/LED TEST AND RESET STATION

3. 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).

ACTION REQUIRED: INFORMATION ONLY, VERIFIED AT INSPECTION

4. Fire Department- Underground fuel tank placement and testing shall be witnessed by the Fire Department, and shall conform to chapters 22 and 34 of the IFC 2006 as well as NFPA chapters 30 and 70. Call 969-1300 to schedule inspections.

5. Fire Department- A Hazardous Materials Permit (city and state) will be required, call 969-1300 to obtain a HMP from the city of Lee's Summit

_____ Approved to issue per the listed conditions.

_____ Do not issue per the listed conditions.

_____ Approved to construct foundation only per the listed conditions.

_____ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

Signature of Applicant

Date

Print Applicant Name

CompanyName

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.