

## CM Kitchen MOTION SHEET

### Additional Provision to Item 58:

That this item, being approved on second reading only, will be considered for third reading after the applicant has addressed the issues and remedied any deficiencies related to the contents of the following section of the letter dated October 13, 2020 from Mitchell Tolbert, Director, Commercial Plan Review, Development Services Department to Jonathan Perlstein, Agent for applicant:

Please accept this letter as confirmation that Commercial Plan Review (CPR) has received and accepted your Application for a Building Permit. We have created Permit Plan Review Case # **2020-151959 000 00 PR** for the structure located 1907 Inverness Boulevard. The following items need to be submitted to your Case Manager Ryan Harding as soon as possible for the process to continue moving forward:

1. Key floor plan showing a scalable footprint of the current structure.<sup>1</sup>
  - a. List all rooms, and the proposed use of each
  - b. Electrical Floor Plan; must detail all electrical circuits in the addition
  - c. Load analysis, Panel Schedule, and an electrical One-Line diagram; due to an Expired Permit: 2003-017752 EP. It expired before approval for the “*upgrade electrical service to resid[ential]*” scope of work. DSD’s requirements for expiration of Expired Permits must be followed to clear.<sup>2</sup>You will be issued a new electrical permit that includes this work.
  - d. List all existing mechanical equipment and show mechanical calculations to verify that the existing system is of sufficient size as to condition the additional square footage.

Upon receipt and review of the items listed, CPR will issue the following permits: 1) Building Permit, 2) Electrical Permit, and 3) Mechanical Permit. All building, mechanical, and electrical will be inspected for the additional area that has been added to the structure, namely the 528 ft.<sup>2</sup> The slab and foundation work in the record set was permitted and was verified by a Structural Engineer to be compliant and that the structure was safe and in good repair in regards to the slab. The following inspections will then be inspected at your location by DSD: Mechanical inspection to verify that the existing equipment is of a capacity that can absorb the additional volume of the addition,

2. Electrical inspection of the existing service and the branch circuits in the new area.
3. You must also submit an application to the Development Assistance Center (DAC) for a Site Plan exemption in order for the reviewers to determine if there are any objections to the future intended office use of the property. The actual approval of said site plan exemption does not need to be conferred at this time but will need to be acknowledged

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that it contains no objectionable items and once rezoning has been approved, DAC would subsequently issue said Site Plan exemption.

DSD Inspections will perform a "life/safety" inspection of the premises in anticipation of the commercial future use. They will verify the safety and integrity of the original structure, in accordance with Section 1 008.2, (2015 IEBC)". This section requires that when an occupancy of an existing building or part of an existing building is changed, all unsafe conditions shall be corrected...[SIC].

You agree to remediate and repair any serious conditions if any exist, that might be found detrimental to the welfare of persons or be found potentially hazardous to the environment. Any items would need to be notated and must be repaired and re-inspected by DSD's inspection group. Work required to repair any deficiencies; if any are discovered, should be submitted as a Revision to CPR for a review and approval of the methods and materials prior to being performed.