

CITY OF LEE'S SUMMIT

CODES ADMINISTRATION DEPARTMENT

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1200

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PLAN REVIEW CONDITIONS

May 24, 2012

FOODLINES

209 S 9TH ST

LINCOLN, NE 68508

Permit No: PRCOM20121047
Project Title: PEPPERJAX GRILL
Project Address: 1720 NW CHIPMAN RD, LEES SUMMIT, MO 64081
Parcel Number: 51700031300000000
Location: CHIPMAN HWY 50--- LOT 12
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: PEPPERJAX GRILL TENANT FINISH, SPACE WAS PREVIOUSLY A BEAUTY SUPPLY STORE

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

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. Zoning approval must be obtained prior to building permit approval.

4. Sheet AD100 shows cutting the existing parking lot for the installation of the grease interceptor but the plumbing plans show it to be located inside the tenant space.

Action required - Make needed corrections.

5. I have discussed the installation of the pipe bollards with Hector Soto in the Planning and Development Department. The City requires a minimum of 5 feet of clear sidewalk between the curb and any structure, fence or similar item. This is to allow for usable sidewalk when cars are pulled up to the curb.

Action required - Remove the pipe bollards.

6. I don't believe the area of the space provided in the Code Review includes the building addition.

Action required. Make needed corrections.

7. 2006 IBC 1004.1.1 - Areas without fixed seating. The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.1. For areas with out fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant per unit of area factor assigned to the occupancy as set forth in Table 1004.1.1. Where an intended use is not listed in Table 1004.1.1, the building official shall establish a use based on a listed use that most nearly resembles the intended use.

Action required - The Code Review indicates the number of seats but not the calculated occupant load. Provide the calculated occupant load of the tenant space.

8. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required - The general contractor will need to complete a license tax application prior to permit issuance. There is an applicable license tax of \$241.41. for this project due to the addition to the building. This can be paid at the time of permit issuance or it can be deferred to prior to receiving any type of occupancy.

9. I am unable to locate on the plans the location of the condensing unit for the new walkin.

Action required - Provide additional information.

10. Structural information has not been provided for the installation of the new equipment that will either be mount on or suspended from the roof.

Action required - Provide documentation from a structural engineer licensed in the State of Missouri which shows that the existing structure is capable of supporting the new loads or what alterations are required. The documentation is required to be signed and sealed.

11. Obtain zoning approval from Planning and Development.

Fire Plan Review

Reviewed By: Brian Austerman

Approved

1. 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 construction documents for any sprinkler alterations for review. Sprinkler must be extended into the cooler

2. 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 construction documents for any alarm modifications or additions. The hood and manual pull for the hood must be tied in to the building alarm panel

3. 1014.2 Egress through intervening spaces.

Egress through intervening spaces shall comply with this section.

1. Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas are accessory to the area served, are not a high-hazard occupancy and provide a discernible path of egress travel to an exit.

Exception: Means of egress are not prohibited through adjoining or intervening rooms or spaces in a Group H, S or F occupancy when the adjoining or intervening rooms or spaces are the same or a lesser hazard occupancy group.

2. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.

Action Required: Corridor 112 cannot be used as an exit egress as it passes through the kitchen, options are to enclose the corridor from the kitchen or remove the exit sign from the corridor door

4. 904.3.4 Alarms and warning signs.

Where alarms are required to indicate the operation of automatic fire-extinguishing systems, distinctive audible, visible alarms and warning signs shall be provided to warn of pending agent discharge. Where exposure to automatic-extinguishing agents poses a hazard to persons and a delay is required to ensure the evacuation of occupants before agent discharge, a separate warning signal shall be provided to alert occupants once agent discharge has begun. Audible signals shall be in accordance with Section 907.10.2.

904.3.5 Monitoring.

Where a building fire alarm system is installed, automatic fire-extinguishing systems shall be monitored by the building fire alarm system in accordance with NFPA 72.

The kitchen hood and pull shall be monitored by the building's alarm panel

5. 904.11.5.2 Class K portable fire extinguishers for deep fat fryers.

When hazard areas include deep fat fryers, listed Class K portable fire extinguishers shall be provided as follows:

1. For up to four fryers having a maximum cooking medium capacity of 80 pounds (36.3 kg) each: One Class K portable fire extinguisher of a minimum 1.5 gallon (6 L) capacity.
2. For every additional group of four fryers having a maximum cooking medium capacity of 80 pounds (36.3 kg) each: One additional Class K portable fire extinguisher of a minimum 1.5 gallon (6 L) capacity shall be provided.
3. For individual fryers exceeding 6 square feet (0.55 m²) in surface area: Class K portable fire extinguishers shall be installed in accordance with the extinguisher manufacturer's recommendations.

Action Required: Provide a Class K extinguisher under the manual pull for the hood

6. 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 size of 2A10B:C extinguishers

7. 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: marked exits shall have panic hardware or thumb latch only, double keyed deadbolts are not allowed.

8. 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:

1. The supervisory signal at a constantly attended location is not required where duct smoke detectors activate the building's alarm notification appliances.

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: Duct detectors shall be monitored by the building alarm panel, in an activation they shall initiate a supervisory signal and unit shut down

9. 904.11.1 Manual system operation.

A manual actuation device shall be located at or near a means of egress from the cooking area a minimum of 10 feet (3048 mm) and a maximum of 20 feet (6096 mm) from the kitchen exhaust system. The manual actuation device shall be installed not more than 48 inches (1200 mm) nor less than 42 inches (1067 mm) above the floor and shall clearly identify the hazard protected. The manual actuation shall require a maximum force of 40 pounds (178 N) and a maximum movement of 14 inches (356 mm) to actuate the fire suppression system.

Action Required: For information only, verified at inspection

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