

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

April 04, 2013

BRR ARCHITECTURE

6700 ANTIOCH PLAZA SUITE 300

MERRIAM KS, KS 66204

Permit No: PRCOM20130393
Project Title: FREDDY'S STEAKBURGERS
Project Address: 194 NW OLDHAM PKWY, LEES SUMMIT, MO 64081
Parcel Number: 62140031600000000
Location: SUMMIT SHOPPING CENTER LOT 1
Type of Work: NEW COMMERCIAL
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: RESTAURANT

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

Licensed Contractors

Reviewed By: Michael Weisenborn

Pending

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 - Provide the name of the licensed general contractor for the project. A minimum of a Class B license is required. This information is required prior to permit approval.

2. 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. Except from Sec. 7-130, Lees Summit Code of Ordinances.

Action required - Provide the names of the licensed mechanical, electrical and plumbing contractors for the project. This information is required for permit approval.

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. Per the Lee's Summit Water Utilities Department, the existing water meter at this location is a one inch. I have included in the permit fee the cost of a new meter setup as they will not allow the existing setup to be reused. The

tap fee is not being charged. The fittings provided are one inch and the service line coming out of the meter will need to one inch for a minimum of ten feet. At that time the service can transition to a larger size.

Action required - This comment is for information purposes.

2. 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 - Note 15 on Sheet P102 indicates a backflow preventer is to be installed on the tea brewer but not the ice machine. Make needed corrections.

3. The Lee's Summit Water Department requires a double check valve assembly on irrigation systems.

Action required - Make needed corrections.

Fire Plan Review

Reviewed By: Brian Austerman

Approved with Conditions

1. 2006 IFC 609.2- Where required. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

Fryer #34 needs a type 1 protected hood, not shown on plans. Per a phone conversation with Bill (Hockenbergs Design) this hood is part of a 6 gallon shared system, both hoods are activated with the manual pull. Verified on inspection

2. 2006 IFC 904.11.5- Portable fire extinguishers for commercial cooking equipment. Portable fire extinguishers shall be provided within a 30-foot (9144 mm) travel distance of commercial-type cooking equipment. Cooking equipment involving vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher.

Place K class under the manual release for the hood systems along with instructions. Verified at inspection

3. 2006 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

Call 816.969.1316 to obtain a knox box application. Knox box is to be located underneath the outside horn strobe

4. 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.

Provide sprinkler plans for approval

5. 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.

Provide alarm plans for approval

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