

LEE'S SUMMIT FIRE DEPARTMENT

FIRE HEADQUARTERS
207 SE DOUGLAS STREET
LEE'S SUMMIT, MISSOURI 64063-2372
(816) 969-1300
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PLAN REVIEW CONDITIONS

August 19, 2011

KESSINGER HUNTER AND COMPANY LC
2600 GRAND #700
KANSAS CITY, MO 64108

Permit No: PRCOM20113810
Project Title: COSTA VIDA
Project Address: 117 SE M 291 HWY, LEES SUMMIT, MO 64063
Parcel Number: 61240180701000000
Location: THE VILLAGE OF SUMMIT EAST ALL TR 3 (EX BEG SW COR SD TR E 168' N 172' W 145.96' SWLY 172' TO POB)
Type of Work: Change of Tenant
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: TENANT FINISH FOR MEXICAN 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

Fire Plan Review

Reviewed By: Jim Eden

Rejected

5. 2006 IFC 1008.1.8.3 Locks and latches. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

Exception:

1. Places of detention or restraint.
2. Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware.
3. Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool.

Required action: The lock on the main door shall have a thumb latch.

08/19/2011- No change in the Life Safety notes. Verified at inspection.

6. 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 specifications and shop drawings for sprinkler and alarm system modifications and hood system installation.

7. 2006 IFC 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.

Action required: The hood suppression system shall be connected to the building fire alarm system.

8. 2006 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

Action required: Call (816) 969-1300 to schedule a test of systems. All testing shall be completed prior to scheduling the occupancy inspection.

11. Unable to locate a door schedule.

13. 2006 IFC 901.6- Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Not required fire protection systems and equipment shall be inspected, tested and maintained or removed.

Action required: The existing fire sprinkler shall have documentation of a current annual inspection.

14. 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 hood and hood system specifications.

904.11 Commercial cooking systems.

The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. Preengineered automatic dry- and wet-chemical extinguishing systems shall be tested in accordance with UL 300 and listed and labeled for the intended application. Other types of automatic fire-extinguishing systems shall be listed and labeled for specific use as protection for commercial cooking operations. The system shall be installed in accordance with this code, its listing and the manufacturer's installation instructions. Automatic fire-extinguishing systems of the following types shall be installed in accordance with the referenced standard indicated, as follows:

1. Carbon dioxide extinguishing systems, NFPA 12.
2. Automatic sprinkler systems, NFPA 13.
3. Foam-water sprinkler system or foam-water spray systems, NFPA 16.
4. Dry-chemical extinguishing systems, NFPA 17.
5. Wet-chemical extinguishing systems, NFPA 17A.

Exception: Factory-built commercial cooking recirculating systems that are tested in accordance with UL 710B and listed, labeled and installed in accordance with Section 304.1 of the International Mechanical Code.

Building Plan Review

Reviewed By: Michael Weisenborn

Pending

1. All plans submitted for review on or after July 9, 2007 shall be designed to the requirements of the 2006 International Building Code, 2006 International Mechanical Code, 2006 International Plumbing Code, 2006 International Fuel Gas Code, 2006 International Fire Code, 2005 National Electric Code and the ANSI A117.1-2003 as amended and adopted by the City of Lee's Summit.

Action required - Please correct the building code analysis.

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. 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.

4. The project cost, which is used to establish the permit fee, has not been provided.

Action required - Provide the cost.

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.