

# 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

June 12, 2012

VILLE 36 INVESTMENT COMPANY LLC  
4740 ROANOKE PKWY  
KANSAS CITY, MO 64112  
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**

**Pending**

1. 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.

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

3. 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.

4. 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.

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

Action required. Make needed corrections.

6. 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.

7. 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.

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

Action required - Provide additional information.

9. 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.

10. Obtain zoning approval from Planning and Development.

***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.***