

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 11, 2013

KESSINGER HUNTER AND COMPANY LC
2600 GRAND #700
KANSAS CITY, MO 64108
KIRK BOND ARCHITECT
12300 E 46TH TERRACE SOUTH
INDEPENDENCE, MO 64055

Permit No: PRCOM20130947
Project Title: WEST SIDE GRILL & BAR RESTROOMS
Project Address: 221 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: ADDITION COMMERCIAL
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: EXPAND BUILDING AND RENOVATE RESTROOMS

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. 2006 IPC 405.3.1 - Water closets, urinals, lavatories and bidets. A water closet, urinal, lavatory or bidet shall not be set closer than 15 inches from its center to any side wall, partition, vanity or other obstruction, or closer than 30 inches center-to-center between adjacent fixtures. There shall be at least a 21-inch clearance in front of the water closet, urinal, lavatory or bidet to any wall, fixture or door. Water closet compartments shall not be less than 30 inches wide and 60 inches deep.

Action required - The non-accessible water closet in the women's restroom is not 60 inches deep. Make needed corrections.

2. Plans and specifications for the mechanical, electrical and plumbing work have not been provided.

Action required - Provide additional information.

3. ICC/ANSI A117.1 2003 404.2.3 - Maneuvering Clearance at Doors. Minimum maneuvering clearances at doors shall comply with Section 404.2.3 and shall include the full clear opening width of the doorway.

Action required - The required clear space is not provided on the push sides of the restroom doors. Make needed corrections.

Fire Plan Review

Reviewed By: Brian Austerman

Approved with Conditions

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.

Provide sprinkler plans for approval

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.

Provide alarm plans for approval

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.