
CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

June 26, 2013

BRR ARCHITECTURE
6700 ANTIOCH PLAZA SUITE 300
MERRIAM KS, KS 66204

Permit No: PRCOM20131202
Project Title: DICKEY'S BARBEQUE PIT
Project Address: 1700 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: TENANT FINISH FOR BARBEQUE 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 - Our records indicate that Integrity Builders does not have a current Lee's Summit Business License. This will have to be obtained prior to approval of the building permit.

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

Action required - The mechanical and electrical contractors indicated on the application do not have active business licenses. These will need to be obtained and the plumbing contractor identified prior to permit approval.

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. For the Health Department review contact 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 - This comment is for information purposes.

Action required - Provide documentation that the plan has been reviewed and approved by the Health Department. This information is required for permit approval.

2. For the Health Department inspection contact 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.

3. The address provided on the building permit application is 1700 NW Chipman Rd which is the legal address of the property but not the address of this tenant space.

Action required - Provide the address of this tenant space.

4. Planning and Development - Commercial businesses located along existing public streets shall be subject to the following design standards: a. buildings shall be designed with four (4) sided architecture, the same level of finish on all sides (no "back"); b. rooftop or ground-level mechanical equipment shall be totally screened from view by using either parapet walls at the same height of the mechanical units for rooftop mounts or by providing screening for ground mounted units acceptable to the Director; c. Wherever possible, parking areas and pedestrian walks shall connect internally to parking areas and pedestrian walks of existing adjoining businesses. Provisions shall be made for future connections to adjoining property not yet developed or redeveloped.

Action required - Confirm with Planning and Development that the new rooftop equipment meets screening requirements. 816-969-1600

5. Information regarding alterations to the roof system due to the installation of the new rooftop and kitchen hood equipment has not been provided.

Action required - Provide details for the required alterations to the roof system. The information shall be signed and sealed by an engineer licensed in the State of Missouri.

6. 2006 IBC 1011.1 - Where required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. Access to exits shall be marked by readily visible exit signs in cases where the exit or the path of egress travel is not immediately visible to the occupants. Exit sign placement shall be such that no point in a corridor is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

Action required - Provide an exit sign at door D4. The sign needs to be visible from the dining/service area.

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.

Submit 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 for any modifications made

3. 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.

Verified at alarm/hood testing. Call (816) 969-1300 to schedule testing prior to final

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