

CITY OF LEE'S SUMMIT

CODES ADMINISTRATION DEPARTMENT

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1200

Fax (816) 969-1201

PLANS REVIEW CONDITIONS

Permit No:	PRCOM20100137	Date:	January 13, 2011
Project Title:	La Fuente	Applicant:	
Project Address:	1255 NE DOUGLAS ST, LEES SUMMIT, MO 64086		SCHARHAG ARCHITECTS
Location:	MAPLE TREE PLAZA 2ND PLAT---LOT 2		310 ARMOUR RD #218A
Type of Work:	New Commercial		NORTH KANSAS CITY, MO 64116
Occupancy Group:	Assembly for food and drink incl. 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

Fire Plan Review

Reviewed By: Jim Eden

Approved

2. Fire Department- 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 shop drawings for review and approval.,

3. Fire Department- 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.

Action required: Provide shop drawings for review and approval. Interior alarm notification appliances and monitoring are required.

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4. Fire Department- 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.

Action required 12/30: Obtain a Knox application from the fire department. The Knox box shall be mounted 6' AFF below the exterior horn/strobe for the sprinkler system. ,

5. Fire Department- 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.

Action required: Provide a K class extinguisher under the hood system manual pull station with instructions in english and the predominate language.

Action required 12/30: The K Class extinguisher shall be located under the manual pull station for the hood suppression system and shall not be any closer than 10 feet, and not farther than 20 feet from the hood. Relocate the extinguisher.

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6. Fire Department- 2006 IFC 1004.3- Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

Action required: Provide occupant load signage.

Action required: An occupant load of 22 shall be posted for the patio.,

7. Fire Department- 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.

Action required: Provide hood and suppression system specifications.,

Building Plan Review

Reviewed By: Michael Weisenborn

Pending

1. Codes Administration - For the Health Department inspection contact Chris Saxton with the Jackson County Public Works Department, Environmental Services Division at 816-881-4455. Occupancy approval is required by the City of Lee's Summit prior to issuance of any type of occupancy.

Action required - This comment is for information purposes.

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2. Copies of the engineered truss package were not provided at the time of permit application.

Action required - Provide two (2) copies of the engineered truss package which have been sealed and signed by an engineer licensed in the State of Missouri. This information is not required for permit approval or issuance but shall be provided prior to inspection.,

3. Information on the hoods to be installed has not been provided.

Action required - Provide specifications and installation details for the hoods, ducts, exhaust and make-up air systems. This shall include the information clearances to combustibles, how the equipment will be supported and air calculations.

Specifications on the hoods and make-up air systems will be a deferred submittal.

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4. 2006 IMC 403.2 - Outdoor air required. The minimum ventilation of outdoor air shall be determined in accordance with Section 403.3. Exception: Where the registered design professional demonstrates that an engineered ventilation system design will prevent the maximum concentration of contaminants from exceeding the obtainable by the rate of outdoor air ventilation determined in accordance with Section 403.3, the minimum required rate of outdoor air shall be reduced in accordance with such engineered system design.

Action required - Provide calculations.

Information for unit F-3 has not been provided. Provide additional information.,

5. 2006 IMC 507.2.2 - Type II hoods. Type II hoods shall be installed where cooking or dishwashing appliances produce heat, steam, or products of combustion and do not produce grease or smoke, such as steamers, kettles, pasta cookers and dishwashing machines.

Action required - Show how this requirement will be met.

The hood location is now shown on the floor plans. Specifications will be a deferred submittal.,

6. A plumbing riser diagram has not been provided.

Action required - Provide a riser diagram for the waste, vent and water systems.

A riser diagram has been provided but not all the pipe sizes are indicated. Make needed corrections.

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7. 2006 IPC 802.1.1 - Food handling. Equipment and fixtures utilized for the storage, preparation and handling of food shall discharge through an indirect waste pipe by means of an air gap.

Action required - Show how this requirement will be met.

I am unable to locate this note.,

8. Egress from the patio area shall not be through the building.

Action required - Provide an exterior means of egress from the patio area. If a latching device is provided on the gate, hardware shall meet the standard requirements.,

9. 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 - Provide details for screening of the rooftop equipment.,

10. 2003 IMC 507.9 - Clearance for Type I hood. A Type I hood shall be installed with a clearance to combustibles of not less than 18 inches (457 mm).

Exception: Clearance shall not be required from gypsum wallboard attached to noncombustible structures provided that a smooth, cleanable, nonabsorbent and noncombustible material is installed between the hood and the gypsum wallboard over an area extending not less than 18 inches (457 mm) in all directions from the hood.

Action required - A type one hood can not be located within of combustible framing. Make needed corrections.,

_____ Approved to issue per the listed conditions.

_____ Do not issue per the listed conditions.

_____ Approved to construct foundation only per the listed conditions.

_____ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

Signature of Applicant

Date

Print Applicant Name

CompanyName

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.