

**PLAN REVIEW CONDITIONS**

July 10, 2013

INTEGRITY BUILDERS LLC  
19532 S METCALF AVE STE H  
STILWELL, KS 66085

Permit No: PRCOM20131202  
Project Title: DICKY'S BARBEQUE PIT  
Project Address: 1736 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**

**Approved**

**Building Plan Review**

**Reviewed By: Michael Weisenborn**

**Approved with Conditions**

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.

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.

Mike Weisenborn 07/10/2013 3:09 PM - Confirm with Planning and Development that the new rooftop equipment meets screening requirements. 816-969-1600. This comment is for information purposes and will be verified on inspection.

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.

Mike Weisenborn 07/10/2013 3:10 PM - Provide documentation prior to installation.

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. To be verified on inspection.

#### Fire Plan Review

Reviewed By: Jim Eden

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

- \_\_\_\_\_ 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.***