



## FIRE DEPARTMENT

### PLAN REVIEW CONDITIONS

September 09, 2015

MARVIN DUNCAN  
2101 VINE ST #209  
KANSAS CITY, MO 64108

Permit No: PRCOM20152054  
Project Title: BREAKFAST/LUNCH LOVERS RESTAURANT  
Project Address: 209 SE GREEN ST, LEES SUMMIT, MO 64063  
Parcel Number: 61230151400000000  
Location: HOWARDS 1ST ADD TO LEES SUM MIT S 1/2 OF LOTS 6, 7, 8 BLK 18 & W 10' OF S 1/2 OF LOT 9  
Type of Work: CHANGE OF TENANT  
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS  
Description: TENANT FINISH FOR NEW RESTAURANT - INCLUDES NEW TYPE I GREASE HOOD AND EXTERIOR WALK-IN COOLER

***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: Joe Frogge**

**Rejected**

1. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 847-7070. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is for informational purposes.

2. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is for informational purposes.

3. Lee's Summit Code Of Ordinances 7-137. - Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in three (3) sets with each application for a permit. A registered design professional licensed by the State of Missouri shall prepare the construction documents. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the State of Missouri.

Action required: Provide 3 copies of the electrical design. (detailed scope of work from licensed electrician is a valid alternative)

4. Building is located in historic downtown area.

Action required: Submit "exterior renovation permit" to Ron Seyl (816-969-1600). Approved exterior renovation permit required prior to issuance of construction permit.

5. 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: Make needed correction to provide details as to how roof mounted mechanical equipment will be screened per UDO Article 7, Section 7.220.F

6. 2012 IPC 1003.1 Where required. Interceptors and separators shall be provided to prevent the discharge of oil, grease, sand and other substances harmful or hazardous to the public sewer, the private sewage system or the sewage treatment plant or processes.

Action required: Either provide new grease interceptor or provide verification that existing grease interceptor is in place to protect sewer system from grease laden waste.

#### **Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

1. 2012 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. Post the occupant load of 45 in the area of the main entrance. verified at inspection.

2. 2012 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building, each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Post the numeric address of 209 on the building. Verified at inspection.

3. 2012 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. Provide Specs on the ansul supression system to be installed in the kitchen hood. Provide information on the kitchen hood to be intalled, make model.

4. 2012 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required

acceptance test. Acceptance test required for the kitchen hood ansul fire supression system. To schedule a test contact the fire department 816-969-1300. Information purposes.

5. 2012 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. To be mounted under the manul pull station. Verified at inspection.

6. 2012 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel. Provide one 2A-10BC (5lb) fire extinguisher. Verified at inspection

***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.***