

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

February 16, 2016

ENVIRONETICS INC
1617 SWIFT
N KANSAS CITY, MO 64116

Permit No: PRCOM20160190
Project Title: MASTER WOK EXPRESS
Project Address: 1100 NE DOUGLAS ST, LEES SUMMIT, MO 64086
Parcel Number: 52910140700000000
Location: DOUGLAS STATION COMMERCIAL PARK LOTS 3-A, 4-A & 5-A---LOT 4-A
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: TENANT FINISH FOR DRIVE THRU RESTAURANT WITH SOME SEATING

Revisions Required

One or more departments have not approved the permit and 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 address the comments as requested and provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.

Planning and Codes Administration (816) 969-1200

Fire Department (816) 969-1300

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

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: Either a Class A or Class B license is required. Provide the name of the licensed general contractor. (the request to waive Class B requirements was denied)

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

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors. (contractors listed on application do not have current licenses)

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.

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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. 2012 IBC 1008.1.2 – Door swing. Egress doors shall be of the pivoted or side-hinged swinging type. Exceptions: (See code for possible exceptions.) Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.

Action required: Modify drawings. Door #100 must swing outward.

4. 2012 IBC 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: Comment is for informational purposes. (to be verified at occupancy)

5. 2012 IMC 506.5.3 Exhaust fan mounting. An upblast fan shall be hinged and supplied with a flexible weatherproof electrical cable to permit inspection and cleaning. The ductwork shall extend a minimum of 18 inches above the roof surface.

Action required: Clarify on drawings.

6. 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 complete MEP designs prepared and sealed by MO State design professional. Information to include, but not be limited to-- Gas piping, Wire and Circuitry information, Grease ducts, Plumbing material schedule, piping diagrams, etc

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. THE EXSISTING HOOD SHALL BE CURRENT WITH ALL OF THE SERVICING & MAINTINANCE REQUIRED FOR A TYPE-1 HOOD AND SUPRESSION SYSTEM.
(INFOMATION PURPOSES) (VERIFIED AT INSPECTION)

2. 2012 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 THE SPECS ON THE TYPE-1 SUPRESSION HOOD SYSTEM AND HOOD.

(INFROMATION PURPOSES)

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3. 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 TESTING SHALL BE REQUIRED FOR THE NEW HOOD. TO SCHEDULE A TEST CONTACT THE FIRE DEPARTMENT AT 816-969-1300

5. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

PROVIDE RATED (5POUND) 2A-10BC FIRE EXTINGUISHERS IF NOT ALREADY EXSISTING. EXSISTING FIRE EXTINGUISHERS SHALL BE CURRENT WITH ANY REQUIRED MAINTINANCE AOR SERVICE. VERFIED AT INSPECTION

6. 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 AS FIGURED ON THE PLANS. POST SIGNAGE ON THE INTERIOR CLOSE TO THE MAIN ENTRANCE. VERIFIED AT INSPECTION.

7. 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).

IF NOT EXSISTING POST THE NUMERIC ADDRESS ON THE BUILDING READABLE FROM THE ROADWAY.

8. 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. PROVIDE A K CLASS FIRE EXTINGUISHER FOR EACH HOOD. VERIFIED AT INSPECTION.

9. EACH KITCHEN HOOD AND REMOTE EMERGENCY PULL SHALL BE ADDRESSED SEPERATELY WITH EITHER NUMERIC OR ALBETIC DESIGNATIONS. VERIFIED AT INSPECTION.

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