

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

March 30, 2016

ENVIRONETICS INC
1617 SWIFT
N KANSAS CITY, MO 64116

Permit No: PRCOM20160190
Project Title: MASTER WOK XPRESS
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

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 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

3/28/16 - Provide plumbing material schedule. Provide verification that replacement rooftop HVAC equipment is equal or less weight than original. If heavier provide letter from structural engineer stating that existing structure is sufficient or provide design to strengthen roof.

2. 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.

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3/28/16 - **Unable to locate information on drawings.**

3. 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)

3/28/16 - acknowledged in letter

5. 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.

3/28/16 - acknowledged in letter

6. 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.

3/28/16 - acknowledged in letter

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

4. 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.

ONLY ONE OCCUPANT LOAD SIGN NEEDED, POST THE SIGN BY THE MAIN ENTRANCE

(VERIFIED AT INSPECTION)

(VERIFIED AT INSPECTION)

5. ALL OTHER PREVIOUS CONDITIONS WERE ADDRESSED IN LETTER.

Licensed Contractors

Reviewed By: Joe Frogge

Approved

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