

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

June 10, 2016

GUY GRONBERG ARCHITECTS  
113 SE 3RD ST  
LEES SUMMIT, MO 64063

Permit No: PRCOM20161193  
Project Title: SE BELLA WOOD FIRED PIZZA  
Project Address: 1196 NE DOUGLAS ST, LEES SUMMIT, MO 64086  
Parcel Number: 5291014060000000  
Location: DOUGLAS STATION COMMERCIAL PARK LOTS 3-A, 4-A & 5-A---LOT 5-A  
Type of Work: NEW TENANT FINISH  
Occupancy Group: BUSINESS  
Description: TENANT FINISH FOR RESTAURANT

***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.

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.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment is for informational purposes.

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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. 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.

4. 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: Provide grease trap. (reuse existing?)

6. Installation of grease duct serving pizza oven.

Action required: Provide detailed instructions that describes entirety of installation of duct that is acting as a chimney. Information to include, but is not limited to, clearances, wrap, cleanouts, type of steel, termination location, etc. Chimney system to comply with 2012 IMC Chapter 8, 2011 NFPA 96, and 2016 NFPA 211.

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Rejected**

2. 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.

Verified at inspection.

3. 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.

Action required: Provide shop drawings for modifications to the sprinkler system.

4. 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.

Verified at inspection.

5. 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action required: Provide a minimum of one 2A:10B:C fire extinguisher. Verified at inspection.

6. Solid Fuel Cooking Operations

The use of wood burning appliances shall be in accordance with NFPA 96, Chapter 14, including the storage of fuel and handling of ash.

Action required: Provide specifications for the wood fired oven. Provide all the needed appurtenances for the use of solid fuel.

7. 2012 IFC 901.6- Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Not required fire protection systems and equipment shall be inspected, tested and maintained or removed.

Action required: All existing fire protection equipment shall have documentation of current inspections. 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.***