

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

July 15, 2016

THAI SPICE  
1192 NE DOUGLAS ST  
LEES SUMMIT, MO 64086

Permit No: PRCOM20161721  
Project Title: THAI SPICE EXPANSION  
Project Address: 1192 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: CHANGE OF TENANT  
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS  
Description: RESTAURANT TO EXPAND INTO ADJACENT SPACE TO PROVIDE ADDITIONAL SEATING AND BAR AREA

***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. 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 name of licensed Electrical Contractor.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. Inadequate information.

Action required: Provide detailed scopes of work for plumbing and electrical.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

1. ALL EXSITING EXIT SIGNS AND EMERGENCY LIGHTING THROUGH OUT BOTH SIDES OF BUSINESS SHALL BE ADDED AS NEEDED OR REMAIN AND BE IN PROPER WORKING ORDER. (VERIFIED AT INSPECTION)

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2. 2012 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. HAVE CONTRACTOR PROVIDE SHOP DRAWINGS FOR ANY ALTERATIONS TO BE DONE TO THE ALARM SYSTEM. ADD ALARM DEVICES TO THE EXPANSION AREA AS NEEDED. (VERIFIED AT INSPECTION)

3. 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 1192 ON THE EXTERIOR OF THE FRONT AND REAR DOORS OF ALL DOORS LEADING INTO THE BUSINESS.

4. 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. HAVE CONTRACTOR PROVIDE SHOP DRAWINGS FOR ANY ALTERATIONS TO BE DONE TO THE FIRE SPRINKLER SYSTEM.

5. 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. THE EXISTING FIRE SPRINKLER SYSTEM SHALL BE CURRENT WITH THE REQUIRED ANNUAL SERVICE/MAINTENANCE WITH A CURRENT TAG ON THE RISER. THE KITCHEN HOOD SYSTEM SHALL BE CURRENT WITH CLEANING AND THE 6 MONTH REQUIRED SERVICE WITH A CURRENT TAG ON THE MANUAL PULL STATION. (VERIFIED AT INSPECTION)

6. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10. PROVIDE A MINIMUM OF ONE 2A-10BC FIRE EXTINGUISHER.

7. 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. MOUNT THE FIRE EXTINGUISHER ON A WALL CLOSE TO AN EXIT WITH THE TOP OF THE EXTINGUISHER NO HIGHER THAN 60" OFF OF FLOOR.

8. POST OCCUPANT LOADS ON BOTH SIDES (DINING AREAS) OF THE BUSINESS.

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