

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

August 05, 2016

INTERPLAN LLC  
604 COURTLAND STREET  
ORLANDO, FL 32804

Permit No: PRCOM20161918  
Project Title: BURGER KING #12579  
Project Address: 1399 NE DOUGLAS ST, LEES SUMMIT, MO 64086  
Parcel Number: 52910150100000000  
Location: DOUGLAS SQUARE CENTER LOTS 1-6---BLK 2 LOT 5  
Type of Work: ALTERATION COMMERCIAL  
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS  
Description: INTERIOR RENOVATIONS AND EXTERIOR FACADE REMODEL

***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. 2012 IBC 1210.2.2 – Walls and partitions. Walls and partitions with 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Action required: Specify compliant restroom finish materials. Decor drawings were referenced but not included in plans.

3. ICC A117.1-2009 604.5.1 – Fixed side wall grab bars. Fixed side-wall grab bars shall be 42 inches minimum in length, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall. In addition, a vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located 39 inches minimum and 41 inches maximum above the floor, and with the center line of the bar located 39 inches minimum and 41 inches maximum from the rear wall.

Action required: Provide vertical side grab bars at water closets.

4. Plans do not comply with our Planning Department requirements.

Action required:

Revise the accessible sign detail to reference the R7-8 sign type. This model has a white background and green border.

The Unified Development Ordinance (UDO) requires all parking space widths to be 9-feet in width, please revise.

Sign permits shall be obtained prior to installation of any signs through the Department of Planning and Codes Administration. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.

Please confirm if any new parking lot lights are proposed.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

1. ADD EMERGENCY LIGHTING AT THE EXSITING VESTIBULE ENTRANCE/EXIT.  
(VERIFIED AT INSPECTION)

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. POST THE OCCUPANCT LOAD OF 92 IN THE AREA OF THE FRONT COUNTER OR MAIN ENTRANCE.  
(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 1399 IN A CONTRASTING COLOR TO THE BACKGROUND AND READABLE FROM THE ROADWAY (DOUGLAS ST)  
(VERIFIED AT INSPECTION)

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4. 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 KITCHEN HOOD AND ANSUL SUPPRESSION SYSTEM SHALL BE CURRENT WITH THE REQUIRED 6 MONTH SERVICE/MAINTENANCE WITH A CURRENT SERVICE TAG ON THE MANUAL PULL STATION. THE HOOD SHALL BE CURRENT WITH THE REQUIRED CLEANING. (VERIFIED AT INSPECTION)

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 IF NOT EXSITING TWO 2A-10BC FIRE EXTINGUISHERS (5 POUND)

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.

MOUNT THE FIRE EXTINGUISHERS: ONE IN THE FRONT AREA AROUND THE FRONT COUNTER. ONE AT THE REAR EXIT FROM THE KITCHEN.

7. NO KEYED LOCKS ON THE EGRESS SIDE OF A MARKED EXIT.

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