

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

October 31, 2016

BATES ARCHITECTS  
106 N 37TH ST STE C  
ROGERS, AR 72756

Permit No: PRCOM20162811  
Project Title: BIG WHISKEY'S  
Project Address: 860 NW BLUE PKWY, Unit:W, LEES SUMMIT, MO 64086  
Parcel Number: 51700033500000000  
Location: SUMMIT FAIR, LOTS 31 & 32---LOT 32  
Type of Work: CHANGE OF TENANT  
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS  
Description: TENANT FINISH FOR FULL SERVICE 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. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)

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.

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 403.1 – Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1. types of occupancies not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Occupancy classification shall be determined in accordance with the International Building Code.

Action required: Provide additional water closets. Required number is 4 for each gender. (Fractional numbers to be rounded up per IPC 403.1.1)

5. 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 two (2) or more 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: Additional information required. Provide the following.

- UL detail for wall "P6" that includes screw/nail patterns.
- Domestic water riser diagram (waste riser duplicated)
- Mechanical and Electrical roof plan(s).

6. 2012 IBC 703.2 Fire-resistance ratings. The fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E 119 or UL 263 or in accordance with Section 703.3. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

Action required: Specify fire rating for doors 109 & 120B.

7. 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: Door 101B must be altered to swing in direction of travel.

8. 2012 IBC 1008.1.10 – Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware. Exception: A main exit of a Group A occupancy in compliance with Section 1008.1.9.3, Item

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2. Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet wide that contains over current devices, switching devices or control devices with exit or exit access doors shall be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel.

Action required: Specify compliant hardware at patio gates.

9. 2012 IBC 1210.2.2 – Walls and partitions. Walls and partitions within 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 wall covering material at service sink and side walls at water closets.

10. 2012 IMC 506.3.13.1 Termination above the roof. Exhaust outlets that terminate above the roof shall have the discharge opening located not less than 40 inches above the roof surface.

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: At hood exhaust fan specify minimum height, hinge, and flexible conduit.

11. 2011 NEC 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (8) shall have ground-fault circuit-interrupter protection for personnel.

(1) Bathrooms

(2) Kitchens

(3) Rooftops

(4) Outdoors

(5) Sinks - where receptacles are installed within 6 feet of the outside edge of the sink.

(6) Indoor wet locations

(7) Locker rooms with associated showering facilities

(8) Garages, service bays, and similar areas where electrical diagnostic equipment, electrical hand tools, or portable lighting equipment are to be used.

(refer to code for exceptions)

Action required: Modify drawings to show that all receptacles in kitchen will be GFCI protected.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Rejected**

1. VESTIBULE 101:

[B] 1008.1.2 Door swing.

Egress doors shall be of the pivoted or side-hinged swinging type.

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.

CHANGE THE DIRECTION OF THE DOOR SWING IN VESTIBULE 101 TO BE IN THE DIRECTION OF EGRESS TRAVEL.

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.

REFIGURE THE OCCUPANT LOADS OF THE DINING AREA AND THE BAR AREA.

EACH AREA SHALL HAVE THE OCCUPANT LOADS POSTED SEPERATELY. (VERIFIED AT INSPECTION)

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3. 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 MODIFICATIONS TO BE DONE TO THE FIRE ALARM SYSTEM. ALARM SYSTEM SHALL BE WIRED INTO EXISTING FIRE ALARM PANEL, NO SUB PANELS.

(INFORMATION PURPOSES)

4. 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 BUSINESS ADDRESS IN A CONTRASTING COLOR TO THE BACKGROUND ON THE EXTERIOR OF ALL DOORS LEADING INTO THE BUSINESS.

(VERIFIED AT INSPECTION)

5. 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 THE CONTRACTOR PROVIDE SHOP DRAWINGS FOR THE MODIFICATIONS TO BE DONE TO THE FIRE SPRINKLER SYSTEM.

(INFORMATION PURPOSES)

6. 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.

FIELD AND ACCEPTANCE TESTING WILL BE REQUIRED FOR THE FIRE ALARM AND SPRINKLER SYSTEM PRIOR TO THE FINAL OCCUPANCY INSPECTION. TO SCHEDULE TESTING CONTACT THE FIRE DEPARTMENT AT 816-969-1300.

(INFORMATION PURPOSES)

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.

THE EXISTING FIRE SPRINKLER SYSTEM SHALL BE CURRENT WITH ALL REQUIRED MAINTENANCE AND SERVICING. A CURRENT SERVICE TAG SHALL BE POSTED ON THE RISER.

(VERIFIED AT INSPECTION)

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 THE KITCHEN AREA. (VERIFIED AT INSPECTION)

9. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

PROVIDE FIRE EXTINGUISHERS AS ACCORDING TO PLANS.

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10. 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 ACCORDING TO PLANS.

11. ADDITIONAL EXIT SIGNAGE AND EMERGENCY LIGHTING NEEDED FOR EGRESS PATH C AT THE EXIT DISCHARGE DOOR.  
[B] 1006.1 Illumination required.

The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.

12. GATES OFF OF THE PATIO

[B] 1008.2 Gates.

Gates serving the means of egress system shall comply with the requirements of this section. Gates used as a component in a means of egress shall conform to the applicable requirements for doors.

13. MARKED EGRESS DOORS:

[B] 1008.1.10 Panic and fire exit hardware.

Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.

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

(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.***