

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

February 15, 2018

SDC ENGINEERING
5907 RAYTOWN TFWY
RAYTOWN, MO 64133

Permit No: PRCOM20180269
Project Title: FREEZING ROLLS ICE CREAM SHOP
Project Address: 1740 NW CHIPMAN RD, LEES SUMMIT, MO 64081
Parcel Number: 51700031300000000
Location / Legal: CHIPMAN HWY 50--- LOT 12
Description:
Type of Work: CHANGE OF TENANT
Occupancy Group:
Description: TENANT FINISH FOR ICE CREAM SHOP
NO MECHANICAL, ELECTRICAL, OR PLUMBING WORK (ALL EXISTING)

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.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Licensed Contractors

Reviewed By: Joe Frogge

Approved

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.

2. 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. 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.

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4. 2012 IMC 507.2.2 Type II hoods. Type II hoods shall be installed above dishwashers and appliances that produce heat or moisture and do not produce grease or smoke as a result of the cooking process, except where the heat and moisture loads from such appliances are incorporated into the HVAC system design or into the design of a separate removal system. (see code section for more specific requirements)

Action required: Provide hood over new oven or provide verification that oven is listed as ventless and the hvac system is designed to compensate for the heat and humidity created.

5. 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 materials at toilets and mop sink.

6. 2012 IPC 802.1 Where required. Food-handling equipment and clear-water waste shall discharge through an indirect waste pipe as specified in Sections 802.1.1 through 802.1.8. All health-care related fixtures, devices and equipment shall discharge to the drainage system through an indirect waste pipe by means of an air gap in accordance with this chapter and section 713.3. Fixtures not required by this section to be indirectly connected shall be directly connected to the plumbing system in accordance with Chapter 7.

Action required: 3 compartment sink is to discharge indirectly.

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. 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:(Verified at inspection)

The existing fire sprinkler system shall be current with all required service and maintenance. A current service tag shall be posted on the systems riser.

2. Emergency lighting

ACTION REQUIRED:Plans did not show emergency lighting

Install emergency lighting throughout and at exits if not existing.

3. Health inspection

ACTION REQUIRED:(information purposes)

Business will need to pass a health dept. inspection before opening.

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