

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

March 12, 2018

COOKIE JAR BAKERY  
1005 SE 2ND TER  
LEES SUMMIT, MO 64063

Permit No: PRCOM20180443  
Project Title: COOKIE JAR BAKERY  
Project Address: 120 SW 3RD ST, LEES SUMMIT, MO 64063  
Parcel Number: 61340230900000000  
Location: LEE'S SUMMIT TOWN OF---LOTS 19 & 20 BLK 11 (EX PT IN RD)  
Type of Work: CHANGE OF TENANT  
Occupancy Group:  
Description: TENANT FINISH FOR BAKERY

\*drawing is in plan review file

***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 contact the appropriate department regarding clarification of comments.***

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

1. 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).

ACTION REQUIRED: (verified at inspection)

Numeric (120) address shall be readable from the roadway

2. 2012 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

ACTION REQUIRED:(verified at inspection)

Provide a minimum of one 2A-10BC fire extinguisher. Extinguisher to be mounted on a wall on a normal path of travel close to an exit.

3. Door operation

ACTION REQUIRED:(verified at inspection)

No keyed locks on the egress side of an exit

[B] 1008.1.9 Door operations. Except as specifically permitted

by this section egress doors shall be readily openable

from the egress side without the use of a key or

special knowledge or effort.

**Building Plan Review****Reviewed By: Joe Frogge****Approved with Conditions**

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.

4. 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: All receptacles in kitchen area and within 6' of sinks (or similar) to be GFCI protected.

3/7/18 - some, but not all receptacles have been designated as GFCI. To be field verified.

7. MEP (hvac, electrical, plumbing) designs not provided.

Action required: Provide complete MEP design or detailed scopes of work from licensed professionals.

3/7/18 - not completely addressed.

- provide pipe material schedule. To be field verified.

8. 2012 IBC 1210.4 Toilet room location. Toilet rooms shall not open directly into a room used for the preparation of food for service to the public.

Action required: toilet room is not allowed to open into kitchen.

2/12/18 - CMR will be applied for.

**Licensed Contractors****Reviewed By: Joe Frogge****Approved**

☒ Approved to issue per the listed conditions.

☐ Do not issue per the listed conditions.

☐ Approved to construct foundation only per the listed conditions.

☐ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

Print Applicant Name

CompanyName

***The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.***

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