

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

March 28, 2018

FOARM/FIELD STUDIO  
415 E 60TH ST  
KANSAS CITY, MO 64110

Permit No: PRCOM20180775  
Project Title: MAIN SLICE 2  
Project Address: 1196 NE DOUGLAS ST, LEES SUMMIT, MO 64086  
Parcel Number: 52910140600000000  
Location / Legal: DOUGLAS STATION COMMERCIAL PARK LOTS 3-A, 4-A & 5-A---LOT 5-A  
Description:  
Type of Work: CHANGE OF TENANT  
Occupancy Group: MERCANTILE  
Description: ALTER EXISTING PIZZA RESTAURANT TO BECOME PIZZA DELIVERY

***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**

**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. 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.

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Action required: Comment is for informational purposes.

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. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Actions required:

- Modify drawings to reflect actual construction type which is 5B.
- Update code analysis to show occupant load.

4. All plans submitted for review on or after January 1, 2014 shall be designed to the requirements of the 2012 International Building Code, 2012 International Mechanical Code, 2012 International Plumbing Code, 2012 International Fuel Gas Code, 2012 International Fire Code, 2011 National Electric Code and the ANSI A117.1-2009 as amended and adopted by the City of Lee's Summit.

Action required: Modify drawings to reflect actual ICC/ANSI year which is 2009.

5. Not enough information to complete review.

Actions required:

- Label use of all spaces.
- Provide complete MEP designs as applicable.
- Provide complete design for new hood above oven.

6. 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: Modify design to demonstrate compliance.

7. 2012 IBC 1109.12.3 – Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

Action required: Specify compliant maximum height of countertop. (not relevant if not open to public - clarify)

8. 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 dishwasher or provide verification that exemptions are met.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Rejected**

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1. 2006 IFC 609.2- Where required. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

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.

**ACTION REQUIRED:**

Have the fire alarm system contractor provide shop drawings for any modification to be done to the fire alarm system

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).

**ACTION REQUIRED: (verified at inspection)**

Numeric address of 1196 shall be readable from the roadway.

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.

**ACTION REQUIRED:**

Have the fire sprinkler system contractor provide shop drawings of any modification to be done to the fire sprinkler system.

5. 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.

**ACTION REQUIRED:**

Acceptance testing of the new type 1 hood system and any alarm system devices that had to be relocated, disconnected during the renovation or newly installed devices will require an acceptance test prior to the final occupancy inspection. contact the fire department prior to schedule testing (816)969-1300.

6. 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.

**ACTION REQUIRED:**

Provide a second K-class fire extinguisher for the second Type-1 hood system. To be mounted under or close to the manual pull station

7. Type-1 Hood/suppression system

**ACTION REQUIRED:**

Provide specifications for the new Type-hood/suppression system.

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8. Type-1 hood/suppression systems

**ACTION REQUIRED:**

The suppression systems for the Type-1 hoods shall be monitored by the strip malls Fire Alarm Panel. Have the fire alarm system company make needed connections and programming. Testing required

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