

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

May 17, 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

*invite planner to final to verify screening

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

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. 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:(information purposes)

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

2. 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.

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3. 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:(information purposes)

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

4. 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:(information purposes)

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.

5. 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:(verified at inspection)

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

6. Type-1 hood/suppression systems

ACTION REQUIRED:(verified at testing)

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

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 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.

4/23/18 - acknowledged

2. Not enough information to complete review.

Actions required:

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- Provide complete MEP designs as applicable.

4/23/18 - not provided.

5/17/18 - still no electrical or plumbing information provided. (to reiterate what I've communicated earlier - design build is acceptable but must be submitted together prior to issuing the permit - field design not allowed)

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3. 4/23/18 - This note has been added due to change in scope of work (original hood above oven was assumed to be type II)

Actions required:

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- Provide roof plan to show new equipment, connections, etc.

5/17/18 - Exhaust must be minimum 10' away from any intakes. (ref: makeup air unit near existing RTU. Does makeup unit really have an exhaust option?)

- Provide verification that roof structure has been evaluated for additional load at make up air unit.

5/17/18 - deferred to construction per request.

- Provide screening for new roof mounted equipment.

5/17/18 - existing parapet noted to be adequate. To be field verified. (Note: new equipment is subject to this ordinance regardless of existing conditions for adjacent equipment)

- Provide convenience receptacle within 25' of any new hvac equipment of roof

5/17/18 - noted. to be field verified

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. 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.

4/23/18 - added mechanical but still waiting on plumbing and electrical

5/17/18 - PC and EC still not licensed

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