

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

October 02, 2018

AFFINITY CONSTRUCTION & CONTRACTING LLC
32003 SE FRISTOE RD
GRAIN VALLEY, MO 64029

Permit No: PRCOM20183043
Project Title: ARCADE ALLEY
Project Address: 316 SE DOUGLAS ST, LEES SUMMIT, MO 64063
Parcel Number: 61230172600000000
Location: GANO ADDITION LOT 3
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: TENANT FINISH FOR ARCADE WITH FULL SERVICE BAR AND SOME FOOD SERVICE

**invite planner to final to verify screening of rooftop equipment

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 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.
ACTION REQUIRED:(verified at inspection)
Post the occupant load numbers in the following rooms. Upper Arcade-48, Event Space-55, Arcade-70
Upper Arcade-48

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:(information purposes)
Have the fire alarm system contractor provide shop drawings of the fire alarm system to be installed.

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)

Address shall be readable from the roadway.

4. 2012 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

ACTION REQUIRED:(information purposes)

Knox Box can be obtained on line at knox.box.com

ACTION REQUIRED: (verified at inspection)

the Knox box is to mounted on a outside wall over the FDC or as close as possible to the Fire Department Connection.

7. 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 one K-class fire extinguisher for the kitchen area. To be mounted according to the description above.

8. 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 three 2A-10BC fire extinguishers. Fire extinguishers are to mounted on a wall close to an exit.

12. Exterior exit illumination

ACTION REQUIRED: (verified at inspection)

Provide exterior egress illumination at all exits

13. Exterior ramp illumination

ACTION REQUIRED: (verified at inspection)

Provide exterior illumination for all exterior egress ramps

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

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.

9/24/18 - acknowledged in letter

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.

9/24/18 - acknowledged in letter

4. Unified Development Ordinance Section 7.440. Development and Renovation within the Downtown Core Area

A) Preliminary and Final Development Plans. Applications for new development or redevelopment of any commercial or mixed use property in the Downtown Core Area shall

be reviewed through the preliminary development plan and final development plan application, modification and appeal processes as set forth in Article 4, Applications and Procedures, of this Chapter. B) Exterior Renovation Permit. An Exterior Renovation Permit is required for all exterior work in the Downtown Core Area when the Design Standards of this Division apply, but the preliminary and final development plan review processes of Article 4 do not apply, and as otherwise provided herein. The applicability of the Design Standards is described in detail in sections 7.450(A) and 7.460(A) of this Division.

1) Requirements

a) For example, an Exterior Renovation Permit shall be required prior to any rehabilitation, remodeling, or construction of a building addition, for any exterior work on any building located in the Downtown Core Area, as defined herein. (refer to the Unified Development Ordinance for additional information)

Action required: Contact Shannon McGuire for information regarding exterior renovation permits and approval.
Shannon.McGuire@CityofLS.net 816.969.1600
9/24/18 - acknowledged in letter

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.