

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

November 28, 2018

COMPLETE CONSTRUCTION SERVICES LLC  
14101 W 138TH TERR  
OLATHE, KS 66062-

Permit No: PRCOM20182860  
Project Title: TIKKA TWIST  
Project Address: 697 NW BLUE PKWY, LEES SUMMIT, MO 64086  
Parcel Number: 51700040900000000  
Location: SUMMIT FAIR 3RD PLAT LOTS 15-27 & TRACTS F-I---LOT 17  
Type of Work: CHANGE OF TENANT  
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS  
Description: TENANT FINISH FOR A NEW RESTAURANT

***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.

ACTION REQUIRED:(verified at inspection)

Post the occupant load of 73 on a wall close to the main entrance.

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.

ACTION REQUIRED:(information purposes)

Have the fire alarm system contractor provide shop drawings of any modifications to be done to the existing fire alarm system.

Kitchen hood suppression system shall be wired into the buildings fire alarm system.

3. 2012 IFC 505.1- Address numbers. 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 697 shall be readable from the roadway.

4. 2012 IFC 901.2- Construction documents. The 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 and the Type 1 kitchen hood suppression systems contractors provide shop drawings of the modifications to be done to the fire sprinkler system and the Kitchen Hood system to be installed.

5. 2012 IFC 901.5- Installation acceptance testing.

ACTION REQUIRED:(information purposes)

Acceptance testing of the fire alarm system modifications and Type 1 kitchen hoods will be required prior to the final occupancy inspection. Contact the fire department 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:(verified at inspection)

Provide a K class fire extinguisher. The K class fire extinguisher is to be mounted under or close to the manual pull station.

7. 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 two 2A-10BC fire extinguishers. The fire extinguishers are to be mounted on a wall close to an exit.

8. Solid fuel cooking

ACTION REQUIRED:NFPA 96 Chapter 14 solid fuel cooking.

14.7.9 Hose protection

14.7.9.1 Solid fuel cooking appliances with fireboxes exceeding 5 cubic feet shall be provided with a fixed water pipe system with a hose in the kitchen capable of reaching the firebox.

14.7.9.1.2 The hose shall be equipped with a nozzle capable of producing a fine to medium spray or mist.

ACTION REQUIRED: The Tandoor Oven fire box exceeds 5 cubic feet. Provide information about where the required water hose and nozzle will be placed in the kitchen.

9. Knox Box

Comment plan sheet A102 fire protection notes.

A Knox Box is not required for this business. The building has a Knox Box that was previously installed.

**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.

10/30/18 - 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.

10/30/18 - acknowledged in letter

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Approved**

  x   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.***