

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

June 14, 2019

ADVANCED BUILDING SPECIALTIES INC
213 S MAIN ST
PETAL, MS 39465

Permit No: PRCOM20190858
Project Title: PIZZA HUT #4734
Project Address: 350 SW BLUE PKWY, LEES SUMMIT, MO 64063
Parcel Number: 61410197200000000
Location: SEC-07 TWP-47 RNG-31---TH PT S 1/2 NE 1/4 DAF: BEG 46.59' E OF SW COR LOT 2 STEVENSON
ADD TH S 102' TH SLY PARA WI W ROW LI SD ST 325' TO PT ON NLY ROW LI HWY 50 TH WLY
ALG NELY ROW LI SD HWY 200' MOL ST TH NELY & NLY ALG CURV TO LF 300' MOL TO SW COR
LOT 117 BAYLES ADD TH E 280' TO W ROW LI MISSION
Type of Work: CHANGE OF TENANT
Occupancy Group:
Description: CHANGE OF TENANT FOR DELIVERY AND CARRYOUT ONLY PIZZA

** Invite planner to final to verify screening

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. 2018 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 350 shall be readable from the roadway (Blue Parkway)

2. 2018 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 two Type-1 kitchen hood suppression systems is required prior to the final occupancy inspection. Contact the fire department to schedule testing. (816)969-1300

5. 2018 IFC 1010.1.9 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.

ACTION REQUIRED:(verified at inspection)

No keyed locks on the egress side (interior) of an exit.

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

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 only.

4/26/19 - acknowledged

3. Unified Development Ordinance Article 7, Section 7.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section.

4/26/19 - acknowledged - field verify

4. 2018 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.

ICC A117.1-2017 Section 904.3 Sales and Service Counters. Sales and service counters shall comply with Section 904.3.1 or 904.3.2. The accessible portion of the countertop shall extend the same depth as the sales and service countertop.

904.3.1 Parallel Approach. A portion of the counter surface 36 inches minimum in length and 36 inches maximum in height above the floor shall be provided. Where the counter surface is less than 36 inches in length the entire counter surface shall be 36 inches maximum in height above the floor. A clear floor space complying with Section 305, positioned for a parallel approach adjacent to the accessible counter, shall be provided.

Action required: Point of sale counter top to be accessible. To be field verified.

4/26/19 - acknowledged - field verify

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.