

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

December 13, 2019

STARR DESIGN
1435 WEST MOREHEAD ST #240
CHARLOTTE, NC 28208

Permit No: PRCOM20193580
Project Title: FIREBIRDS WOOD FIRED GRILL
Project Address: 920 NW PRYOR RD, Unit:F, LEES SUMMIT, MO 64081
Parcel Number: 51800042900000000
Location / Legal: STREETS OF WEST PRYOR LOTS 1-14 & TRACTS A-D---LOT 10
Description:
Type of Work: NEW TENANT FINISH
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: FULL SERVICE RESTAURANT WITH PATIO SEATING

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. This project is tied to a shell building project. Occupancy for this tenant may be withheld if depending on status of shell permit.

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Action required: Comment is for informational purposes.

2. 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.

3. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: This tenant suite has been assigned as 920 NW Pryor Rd, Unit:F
Update your records and inform your client.

4. 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.

5. 2018 IBC 1016.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section. Item 5. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes. (See code section for additional items and exceptions)

Action required: Remove exit sign that directs egress through storage area.

6. 2018 IBC Exit Signs 1013.1 Where Required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit of the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. (see code section for exceptions)

Action required: Provide exit sign at rear door and directional exit sign at corridor to lead to rear door.

7. 2018 IBC 1008.3 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.

1008.3.1 General. In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles.
2. Corridors.
3. Exit access stairways and ramps.

1008.3.2 Buildings. In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Interior exit access stairways and ramps.
2. Interior and exterior exit stairways and ramps.
3. Exit passageways.

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4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.1.
5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge.
1008.3.3 Rooms and Spaces. In the event of power supply failure an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms.
2. Fire command centers.
3. Fire pump rooms.
4. Generator rooms.
5. Public restrooms with an area greater than 300 square feet.

Action required: Provide emergency lighting at exterior side of north patio egress door.

8. 2017 ICC A117.1 Section 305.3 Size. 305.3.1 New Buildings and facilities. In new buildings and facilities the clear floor space shall be 52 inches minimum in length and 30 inches minimum in width.

Action required: Revise designs to comply.

9. 2017 ICC A117.1 Section 304.3 Size. Turning spaces shall comply with Section 304.3.1 or 304.3.2. 304.3.1 Circular Space. 304.3.1.1 New Buildings and facilities. In new buildings and facilities, the turning space shall be a circular space with a 67-inch minimum diameter. (see code for information regarding allowed overlapping) 304.3.1.2 Existing buildings and facilities. In existing buildings and facilities, the turning space shall be a circular space with a 60-inch minimum diameter. (see code for information regarding allowed overlapping)

Action required: Revise designs to comply.

10. 2017 NEC 110.26 (C)(3) Personnel Doors. Where equipment rated 800 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 25 feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic hardware.

Action required: Provide panic hardware at door #9.

11. 2017 NEC Article 110.26 Spaces About Electrical Equipment. Access and working space shall be provided and maintained about all electrical equipment to permit ready and safe operation and maintenance of such equipment. (see code for details)

Action required: Provide unobstructed clearance at MDP. Charging cabinet appears to be in violation.

12. 2018 IMC 501.3.1 Location of exhaust outlets. The termination point of exhaust outlets and ducts discharging to the outdoors shall be located with the following minimum distances: (see code for items 1, 2, 4, & 5) 3. For all environmental air exhaust: 3 feet from property lines; 3 feet from operable openings into building for all occupancies other than Group U, and 10 feet from mechanical air intakes. Such exhaust shall not be considered hazardous or noxious.

Action required: Terminate chimney discharge to a point not within 10' of DOAS intake.

Fire Plan Review

Reviewed By: Michael Weissenbach

Rejected

1. 2018 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.

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Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.
(Verified At Inspection)

Post occupant load sign for the interior at 225 and the patio area at 33.

2. 2018 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)

Provide three sets of PE stamped shop drawings for any modifications to the alarm system.

3. 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).

(Verified At Inspection)

Address all exterior doors.

4. 2018 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)

Provide three sets of PE stamped shop drawings for any modifications to the fire sprinkler system.

5. 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.

(Informational Purposes)

Call (816)969-1300 to schedule hood and alarm test.

6. 2018 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.

(Verified At Inspection)

7. 2018 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

(Action Required)

Provide 2 2A10BC Fire Extinguishers.

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8. (Action Required)

Provide specs on CO2 Tank. Refer to IFC 2018 Chapter 53 for requirements.

9. 2018 IFC 1016.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section.
(Action Required)

Remove exit sign above kitchen door leading into a storage area.

10. 2018 IFC 1010.1.10 Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is a panic hardware or fire exit hardware.

(Action Required)

Panic hardware will be required for the gates leading out of the patio area.

11. 2018 IFC 1008.1 Illumination required. The means of egress, shall be illuminated at all times the building space served by the means of egress is occupied.

(Action Required)

Add exit sign above door in bar area.

Add exterior emergency lighting at North gate

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