

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

January 29, 2021

FINN DANIELS ARCHITECTS
2145 FORD PKWY, SUITE 140
ST PAUL, MN 55116

Permit No: PRCOM20210333
Project Title: STREETS OF WEST PRYOR - BIBIBOP ASIAN GRILL
Project Address: 2050 NW LOWENSTEIN DR, Unit:E, LEES SUMMIT, MO 64081
Parcel Number: 51800042200000000
Location / Legal: STREETS OF WEST PRYOR LOTS 1-14 & TRACTS A-D---LOT 3
Description:
Type of Work: NEW TENANT FINISH
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: TENANT FINISH FOR NEW RESTAURANT

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 and an email address for the on-site contact.

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. 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.

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Action required: Comment is for informational purposes.

2. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 847-7070. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is for informational purposes.

3. 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. 2018 IMC 506.3.13.3 Termination location. Exhaust outlets shall be located not less than 10 feet horizontally from parts of the same or contiguous buildings, adjacent buildings and adjacent property lines and shall be located not less than 10 feet above the adjoining grade level. Exhaust outlets shall be located not less than 10 feet horizontally from or not less than 3 feet above air intake openings into any buildings. (see code for exception)

Action required: Grease hood exhaust is within 10' of a return air intake but noted to be 3' above. This will exceed the screening provided by parapet walls. Specify screening (4-sided) or relocate fan. Minimum screening requirements can be found in our Unified Development Ordinance Article 8, Section 8.180.E. (relocation or redirection of air inlet is also an option)

Fire Plan Review

Reviewed By: Michael Weissenbach

Rejected

1. 2018 IFC 5307.3

Insulated liquid carbon dioxide systems with more than 100 pounds of carbon dioxide used in beverage dispensing applications shall comply with Section 5307.3.1.

(Action Required)

Provide specs on tank. If more than 100 pounds gas detection will be required.

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