

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

May 03, 2021

H | D Architecture  
15225 Broadmoor St  
Overland Park, KS 66223

Permit No: PRCOM20211976  
Project Title: LAKEWOOD LOCAL ADDITION  
Project Address: 811 NE LAKEWOOD BLVD, LEES SUMMIT, MO 64064  
Parcel Number: 43240020102100000  
Location / Legal Description: THE VILLAGES OF LAKEWOOD FAIRWAY HOMES VILLAGE SECTION ONE PT OF TR M DAF: BEG AT NE COR SO TR M TH NW ALG N LI SD TR 284.61' TO TRU POB TH S 27.62' TH SLY ALG CURV TO RI 71.06' TH SW 15.13' TH SLY ALG CURV TO LF 87.89' TH S 68' TH W 214'  
Type of Work: ADDITION COMMERCIAL  
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS  
Description: ADDITION TO BAR BY ENCLOSING SHADE STRUCTURE OVER PATIO  
\*-Original shade structure permit - PRCOM20201745

***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.

**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.

Action required: Comment is for informational purposes. (currently calculated at \$3,007.50 pending audit by Public Works department)

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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 IBC 703.2 Fire-resistance ratings. The fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E 119 or UL 263 or in accordance with Section 703.3. The fire-resistance rating of penetrations and fire-resistant joint systems shall be determined in accordance Sections 714 and 715, respectively.

Action required:

- Provide fire rated assembly (or approved alternate) at abandoned metal door.
- \*\*Without sufficient separation wall a fire suppression sprinkler will be required throughout entire building or fire area.
- Provide specifications or details for fire assembly pipe/conduit penetrations.

5. 2018 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. the building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

Action required: Update code information to show actual construction type which is VB.

- If it is actually your intention to type this addition as a IIIB you will need to provide verification that existing construction is also IIIB or provide actual fire wall (not barrier) between the two spaces. Also, wood would not be allowed for exterior wall construction.

6. 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.
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.

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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 exit doors.

**Fire Plan Review**

**Reviewed By: Jim Eden**

**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. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

Action required: The space of the new space shall be posted.

2. 2018 IFC 903.2.1.2- Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists: 1. The fire area exceeds 5,000 square feet (465 m<sup>2</sup>); 2. The fire area has an occupant load of 100 or more; or 3. The fire area is located on a floor other than the level of exit discharge.

Action required: The occupant load of the existing space has a discharge into the proposed space, the combined occupant load exceeds the 100 occupant load for the space. Sprinkler the building or provide a separate egress from the existing space with fire separation per the IBC from the proposed space.

3. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action required: A fire extinguisher shall be provided in the proposed space.

4. [BE] 1004.2 Cumulative occupant loads. Where the path of egress travel includes intervening rooms, areas or spaces, cumulative occupant loads shall be determined in accordance with this section.

[BE] 1004.2.1 Intervening spaces or accessory areas.

Where occupants egress from one or more rooms, areas or spaces through others, the design occupant load shall be the combined occupant load of interconnected accessory or intervening spaces. Design of egress path capacity shall be based on the cumulative portion of occupant loads of all rooms, areas or spaces to that point along the path of egress travel.

Action required: The occupant load of the existing space has a discharge into the proposed space, the combined occupant load exceeds the 100 occupant load for the space. Sprinkler the building or provide a separate egress from the existing space with fire separation per the IBC from the proposed space.

5. 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.

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6. [BE] 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.
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.

Action required: Provide emergency lighting over exterior exit discharge areas.

7. 701.5 Maintaining protection. Materials, systems and devices used to repair or protect breaches and openings in fire-resistance-rated construction and construction installed to resist the passage of smoke shall be maintained in accordance with Sections 703 through 707.

Action required: The blocked door shall be removed and the wall restored to the two-hour rating.

8. 705.2.2 Signs. Where required by the fire code official, a sign shall be permanently displayed on or near each fire door in letters not less than 1 inch (25 mm) high to read as follows:

1. For doors designed to be kept normally open: FIRE DOOR—DO NOT BLOCK.

2. For doors designed to be kept normally closed: FIRE DOOR—KEEP CLOSED.

705.2.3 Hold-open devices and closers. Hold-open devices and automatic door closers, where provided, shall be maintained. During the period that such device is out of service for repairs, the door it operates shall remain in the closed position.

Action required: Any door opening between fire areas shall be labeled and kept closed unless provided with an approved door release system.

9. (Action Required)

Add exit and emergency lighting to the West door of the proposed addition.

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