



PLAN REVIEW CONDITIONS

May 19, 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: 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

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: Jim Eden

Rejected

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.

5/19/2021- Emergency exit discharge lighting is still needed. Acknowledged in FP&C's letter, but not shown on revised plans.

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.

5/19/2021- Indicate how the wall will be restored (i.e. UL listing).

9. (Action Required)

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

5/19/2021- Acknowledged. Provide emergency exterior discharge illumination. Verified at inspection.

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)

5/12/21 - not addressed

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.

5/12/21 - not addressed

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.

5/12/21 - abandoned door (behind sink) not addressed

- Provide specifications or details for fire assembly pipe/conduit penetrations.

5/12/21 - not addressed

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.

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.

5/12/21 - Acknowledged in letter. To be field verified.

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.