

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

September 30, 2021

VALENCIA CONST LLC
4729 SW GULL POINT DR
LEES SUMMIT, MO 64082

Permit No: PRCOM20214970
Project Title: ROOTS SEASONAL CUISINE
Project Address: 940 NW PRYOR RD, Unit:M, LEES SUMMIT, MO 64081
Parcel Number: 51800043700000000
Location / Legal Description: STREETS OF WEST PRYOR LOTS 1-14 & TRACTS A-D: LOT 8 (EX TH PT LOT 8 DAF: ALL TH SPACE
BETWEEN NAVD8 DEG 27 MIN 16 MIN W 41.99' TO TRU POB TH S 87 DEG 32 MIN 44 SEC E
27.69' TH N 02 DEG 27 MIN 16 SEC E E 29.33' TH S 02 DEG 27 MIN 16 SEC W 36' TH N 87 DEG
32 MIN 44 SEC W 2' TH S 02 DEG 27 MIN 16 SEC W W 4' TH S 02 DEG 27 MIN 16 SEC W 22.67'
TH S 87 DEG 32 MIN 44 SEC E 4.67' TH S 02 DEG 16 MIN 27 SEC
Type of Work: NEW TENANT FINISH
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: NEW TENANT FINISH FOR 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 7-130.4 - 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. 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.

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2. 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.

3. 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: Show how 1hr protection will be maintained at structural components. (this is 5A construction - re: columns at Serv 1 & Private Dining)

4. 2018 IMC 506.5.3 Exhaust fan mounting. Up-blast fans serving Type I hoods and installed in a vertical or horizontal position shall be hinged and supplied with a flexible weatherproof electrical cable to permit inspection and cleaning and shall be equipped with a means of restraint to limit the swing of the fan on its hinge. The ductwork shall extend not less than 18 inches above the roof surface.

Action required: Provide hinged connection at type I hood fan for cleaning.

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. 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 at 282.

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)

Any modifications to the fire alarm system, provide PE stamped electronic shop drawings to mike.weissenbach@cityofls.net

3. 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)

Any modifications to the fire sprinkler system, provide PE stamped electronic shop drawings to mike.weissenbach@cityofls.net

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4. 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 for testing.

5. 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 two 2A10BC Fire Extinguishers.

6. (Action Required)

2018 IFC 5307.3

Provide specs on CO2 tank. If over 100 pounds gas detection will be required.

7. 2018 IFC 907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

(Action Required)

Provide duct detection with CFM over 2000. (If not Existing)

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