



PLAN REVIEW CONDITIONS

October 13, 2021

LSPH INVESTORS LLC
3901 W 83RD ST
PRAIRIE VILLAGE, KS 66208

Permit No: PRCOM20214597
Project Title: CHIPOTLE DRIVE-THRU AND PICKUP
Project Address: 1103 SW OLDHAM PKWY, LEES SUMMIT, MO 64081
Parcel Number: 62140073000000000
Location: PIZZA HUT ADDITION LOT 1
Type of Work: NEW TENANT FINISH
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: TENANT FINISH FOR DRIVE-THRU AND PICK-UP RESTAURANT

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: Michael Weissenbach

Approved with Conditions

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 sign at 49.

2. 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 testing on the Type 1 Hood and duct detectors.

Building Plan Review

Reviewed By: Joe Frogge

Pending

1. 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: Relocate grease hood fan to comply.

2. 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: Kitchen exhaust fan must be hinged for maintenance.

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.