

STEPHEN P. MASLAN  
8011 PASEO SUITE 201  
KANSAS CITY, MO 64131

Attn: Joe Frogge  
Codes Administration  
220 S.E. Green Street  
Lee's Summit, Mo. 64063

Re: TOKYO GRILLE permit PROCOM20216110.

Dear Joe,

The following is a response to the code comments made on 12/15/21.

**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 signage at 29.

**Response: The signage is noted on the plans and will be verified in the field.**

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

Note: Type 1 hood to be tied to the alarm system.

**Response: All of this information will be supplied by the fire alarm company before the system is approved.**

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

**Response: The sprinkler contractor will supply the information before the system is installed.**

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 to schedule a hood trip and alarm test.

**Response: The inspection will be called for when it is ready.**

5. 2018 IFC 904.11.5- Portable fire extinguishers for commercial cooking equipment. Portable fire extinguishers shall be provided within a 30-foot (9144 mm) travel distance of commercial-type cooking equipment. Cooking equipment involving vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher.

(Action Required)

Provide 1 K-Class extinguisher. Placement to be made by the manual pull.

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(Verified At Inspection)

**Response: The fire system in the hood will be designed by the installer prior to installation.**

6. (Action Required)

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.

Provide specs and placement of tank. Gas detection may be required.

12 /14/2021

Installer to provide specs and placement. Also to determine if gas detection is needed.

**Response: The gas supplier will provide the specs before the system is installed. If it exceeds 100 pounds, then a detector will be installed.**

#### **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.

12/15/21 - Not addressed.

**Response: The plans have been sent to the health department as requested and they were approved.**

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.

12/15/21 - Not addressed.

**Response: Thank you for the information she has approved the plans.**

5. 2018 IMC 507.2.6 Clearances for Type I hood. A Type I hood shall be installed with a clearance to combustibles of not less than 18".

Exceptions:

1. Clearance shall not be required from gypsum wallboard or ½ inch or thicker cementitious wallboard attached to noncombustible structures provided that a smooth, cleanable, nonabsorbent and noncombustible material is installed between the hood and the gypsum or cementitious wallboard over an area extending not less than 18 inches in all directions from the hood.

2. Type I hoods listed and labeled for clearances less than 18 inches in accordance with UL 710 shall be installed with the clearances specified by such listings.

Action required: Specify installation of metal studs in wall behind and 18" adjacent to Type I hood. (or provide verification that the existing construction is non-combustible)

12/15/21 - response letter says existing studs are metal - field verify

**Response: The metal studs have been field verified.**

6. 2018 IMC 602.2.1 Materials within plenums. Except as required by Sections 602.2.1.1 through 602.2.1.5, materials within plenums shall be noncombustible or shall be listed and labeled as having a flame spread index of not more than 25 and a smoke-developed index of not more than 50 when tested in accordance with ASTM E84 or UL 723. (see code section for exceptions)

Action required: PVC piping is specified for DWV but mechanical design is not clear as to whether this is a plenum or hard ducted return. Clarify.

12/15/21 - Return is ducted per architect - field verify

**Response: The return air duct has been field verified. All return air is ducted per our design.**

7. 2018 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official.

Action required: Provide engineer's report or design to verify that existing roof structure will support additional load imposed by new equipment.

**12/15/21 - Noted as a non-issue but we need a letter from architect or engineer to verify.**

**Response: A letter about the roof is attached.**

8. 2017 NEC Article 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Action required: Provide receptacle(s) near new roof mounted equipment to comply. (or provide verification of existing)

**12/15/21 - response refers to note on mechanical plans. unable to find note.**

**Response: There was a note about the outlet, but the distance was not on the drawing. The note has been modified.**

#### **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.

**Response: The licensed MEP contractors are being lined up for the project. We are still getting bids.**

If you have any questions, please feel free to call my office. Thank you for your attention to this matter.

Very Truly Yours,

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Mark A Towner, P.E.