

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

January 24, 2022

INNOVATIVE DESIGN & RENOVATION
8011 PASEO #201
KANSAS CITY, MO 64131

Permit No: PRCOM20216110
Project Title: TOKYO GRILLE
Project Address: 3528 SW MARKET ST, LEES SUMMIT, MO 64082
Parcel Number: 70500031400000000
Location / Legal: SUMMITCREST PLAZA LOT 1--- LOT 1
Description:
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: CHANGE OF TENANT FOR NEW 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

Fire Plan Review

Reviewed By: Jim Eden

Rejected

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.

12/14/2021

(Verified At Inspection)

Response: See note 12 and 22 on sheet A1. Both are noted in the kitchen. They are next to each other on the plan.

7. 904.12.1 Manual system operation. A manual actuation device shall be located at or near a means of egress from the cooking area not less than 10 feet (3048 mm) and not more than 20 feet (6096 mm) from the kitchen exhaust system. The manual actuation device shall be installed not more than 48 inches (1200 mm) nor less than 42 inches (1067 mm) above the floor and shall clearly identify the hazard protected. The manual actuation shall require a maximum force of 40 pounds (178 N) and a maximum movement of 14 inches (356 mm) to actuate the fire suppression system.

Action required- Relocate the manual pull and K class extinguisher to meet this requirement.

Response: See note 12 and 22 on Sheet A1. Both are noted in the kitchen. They are next to each other on the plan.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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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.

1/18/21 - Noted in response form as approved but we have yet to receive notification from Jackson County.

Response: She said I would need to fill out an application, but I have to set up an account first.

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.

1/18/21 - Acknowledged in letter.

Response: We have filled out the application and paid the fee for the Jackson County review. It was intense.

3. 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)

1/18/21 - Acknowledged in letter.

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

Response: A note has been placed on the drawing A1 to field verify the metal studs.

4. 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.

1/18/21 - Acknowledged in letter.

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

Response: A note has been placed on the ROOF CEILING PLAN to field verify the return air duct in the space to be ducted.

5. 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.

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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.

1/18/21 - Acknowledged in letter. Still unable to find note. To be field verified.

Response: The note is on sheet A1 to field verify the outlet.

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.

12/15/21 - Not addressed.

1/18/21 - Acknowledged in letter.

The licensed contractors will be listed by the general contractor.

Fire Plan Review

Reviewed By: Jim Eden

Rejected

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