



PLAN REVIEW CONDITIONS

January 28, 2022

STEPHEN MASLAN & COMPANY
8011 PASEO
KANSAS CITY, MO 64131

Permit No: PRCOM20216110
Project Title: TOKYO GRILL
Project Address: 3528 SW MARKET ST, LEES SUMMIT, MO 64082
Parcel Number: 70500031400000000
Location: SUMMITCREST PLAZA LOT 1--- LOT 1
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

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

2. 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- Submit plans for review and approval for modifications to the sprinkler and for the hood system.

3. IFC 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...

Action required- Move the manual pull and K-class fire extinguisher away from the hood to meet this requirement.

Building Plan Review

Reviewed By: Joe Frogge

Pending

1. 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.

2. 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

3. 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

4. 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.

1/18/21 - Acknowledged in letter. Still unable to find note. 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.