

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

April 12, 2022

COLLINS WEBB ARCHITECTURE LLC
307 SW MARKET ST, Unit B
LEES SUMMIT, MO 64063

Permit No: PRCOM20221180
Project Title: AMERICAN FIRE BBQ PATIO
Project Address: 342 SW BLUE PKWY, LEES SUMMIT, MO 64063
Parcel Number: 61410197200000000
Location / Legal Description: SEC-07 TWP-47 RNG-31---TH PT S 1/2 NE 1/4 DAF: BEG 46.59' E OF SW COR LOT 2 STEVENSON
ADD TH S 102' TH SLY PARA WI W ROW LI SD ST 325' TO PT ON NLY ROW LI HWY 50 TH WLY
ALG NELY ROW LI SD HWY 200' MOL ST TH NELY & NLY ALG CURV TO LF 300' MOL TO SW COR
LOT 117 BAYLES ADD TH E 280' TO W ROW LI MISSION
Type of Work: NEW OTHER (COMMERCIAL)
Occupancy Group: UTILITY, MISCELLANEOUS
Description: TRELLIS OVER EXTERIOR BBQ GRILLE AND COUNTER

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 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the name of the licensed general contractor and an email address for the on-site contact which is where inspection reports will be sent.

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.

DEVELOPMENT SERVICES

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.

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

1. Comments 1,2,and 4 only apply if there is a smoker (solid fuel appliance) being used other than a pellet smoker.

2. NFPA 96- 14.9.3.8 Ash Removal Container or Cart.

14.9.3.8.1

A heavy metal container or cart (minimum 16 gauge) with a cover shall be provided for the removal of ash.

14.9.3.9.4

The ash shall be carried to a separate heavy metal container (or dumpster) used exclusively for the purpose.

Verified at inspection.

3. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action required- Provide an ABC type fire extinguisher (2A:10B:C) within 35 feet of the cooking area. If there is one accesible inside the front door; that counts. Verified at inspection.

4.

NFPA 96 14.7.8 *

All solid fuel appliances (whether under a hood or not) with fire boxes of 0.14 m3 (5 ft3) volume or less shall have at least a listed 2-A rated water spray fire extinguisher or a 6 L (1.6 gal) wet chemical fire extinguisher listed for Class K fires in accordance with NFPA 10, with a maximum travel distance of 6 m (20 ft) to the appliance.

Hose Protection.

14.7.9.1

Solid fuel appliances with fireboxes exceeding 0.14 m3 (5 ft3) shall be provided with a fixed water pipe system with a hose in the kitchen capable of reaching the firebox.

Provide the appropriate extinguishing appliance for the size of fire box. Verified at inspection.

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