

CITY OF LEE'S SUMMIT

CODES ADMINISTRATION DEPARTMENT

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1200

Fax (816) 969-1201

PLAN REVIEW CONDITIONS

March 08, 2011

TERRY CHAPMAN & ASSOCIATES

2412 W 71ST ST

PRAIRIE VILLAGE, KS 66208--2756

Permit No: PRCOM20110203
Project Title: Blue Agave Grill Y Tequileria LLC
Project Address: 1469 SW MARKET ST, LEES SUMMIT, MO 64081
Parcel Number: 61800320800000000
Location: SOUTH PORT BUSINESS PARK LOT 12-A LOT 12-A
Type of Work: Change of Tenant
Occupancy Group: Assembly for food and drink incl. bars, restaurants, banquet halls
Description: Tenant finish for drinking and dining establishment. Previous tenant was the same use.

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.

Codes Administration (816) 969-1200

Fire Department (816) 969-1300

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. For the Health Department inspection contact Chris Saxton with the Jackson County Public Works Department, Environmental Services Division at 816-881-4455. Occupancy approval is required by the City of Lee's Summit prior to issuance of any type of occupancy.

Action required - This comment is for information purposes.

2. For the Health Department permit approval contact Chris Saxton with the Jackson County Public Works Department, Environmental Services Division at 816-881-4455. Plan approval is required by the City of Lee's Summit prior to issuance of any type of permit.

Action required - Provide documentation of approval from the Health Department.,

3. 2006 IPC 608.3 - Devices, appurtenances, appliances and apparatus. All devices, appurtenances, appliances and apparatus intended to serve some special function, such as sterilization, distillation, processing, cooling, or storage of ice or foods, and that connect to the water supply system, shall be provided with protection against backflow and contamination of the water supply system. Water pumps, filters, softeners, tanks and all other appliances and devices that handle or treat potable water shall be protected against contamination.

Action required - Indicate the location and type of backflows to be installed.

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4. 2006 IPC 608.16.1 - Beverage dispensers. The water supply connection to beverage dispensers shall be protected against backflow by a backflow preventer conforming to ASSE 1022, CSA B64.3.1 or by an airgap. The backflow preventer device and the piping downstream therefrom shall not be affected by carbon dioxide gas.

Action required - Indicate the location and type of backflows to be installed.

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5. 2006 IPC 802.1.1 - Food handling. Equipment and fixtures utilized for the storage, preparation and handling of food shall discharge through an indirect waste pipe by means of an air gap.

Action required - Indicate locations of indirect waste connections.,

6. Type II Hoods. Type II hoods shall be installed where cooking or dishwashing appliances produce heat, steam, or products of combustion and do not produce grease or smoke, such as steamers, kettles, pasta cookers and dishwashing machines.

Action required - Provide a Type II hood over the dishwasher or provide documentation showing that one is not required.

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7. The plans indicate that plywood is to be used in the new ceiling are. Plywood is not an allowable material in this application per Section 603.1 of the 2006 IBC.

Action required - Make needed corrections.,

Fire Plan Review

Reviewed By: Jim Eden

Approved

1. 2006 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building , each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

Action required: The address shall be posted on all exterior doors.,

2. 2006 IFC 609.2- Where required. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

Action required: The existing hood and suppression system shall meet current NFPA 17A standards. The system shall have documentation of a current annual inspection.,

3. 2006 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 a K class extinguisher under the manual pull station for the hood system. Verified at inspection.,

4. 2006 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.

Action required: Call (816) 969-1300 to schedule a test of the hood system.,

5. 2006 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.,

6. All existing emergency and exit lighting shall be operable at inspection.,

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 Codes Administration Department shall not be construed as a structural review of the project.