

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 30, 2011

CL ARCHITECTURE

230 SW MAIN STREET

LEES SUMMIT, MO, 64063

Permit No: PRCOM20110385
Project Title: Gusto
Project Address: 3390 SW FASCINATION DR, LEES SUMMIT, MO 64081
Parcel Number: 62420090300000000
Location: TOWER PARK COMMERCIAL PHASE 1---LOT 2
Type of Work: Alter Commercial
Occupancy Group:
Description: Adding yogurt machings including some minor plumbing

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 review contact Chris Saxton with the Jackson County Public Works Department, Environmental Services Division, at 816-881-4455. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required - Provide documentation of approval or that the project does not need to be reviewed from the Health Department.

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

Action required - This comment is for information purposes.

3. 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 - The plans do not indicate if any preparation of foods, such as washing of fruits, will be done at this location. If such work is to be done than the plans need to indicate how this requirement will be met. If this activity is not part of the process at this location, please indicate that information on the plans.

4. 2006 IPC Section 801.2 - Protection. 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 discharge to the drainage system, shall be provided with protection against backflow, flooding fouling, contamination and stoppage of the drain.

Action required - The plans do not indicate if the ice pans or the yogurt freezers are equipped with drainage systems. If they are they shall meet the requirements Chapter 8 of the 2006 International Plumbing Code. Provide additional information.

Fire Plan Review

Reviewed By: Jim Eden

Approved

1. Tenant is adding yogurt service to an existing coffee shop. Existing conditions will be verified at inspection.

2. 2006 IFC 901.6- Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Not required fire protection systems and equipment shall be inspected, tested and maintained or removed.

Action required: The existing alarm and sprinkler system shall have documentation of a current annual inspection. If alarm notification appliances are located on the wall to be removed, they shall be relocated to an approved location.

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.