

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

May 05, 2011

CORNERSTONE ARCHITECTS LLC
8117 ROBERTS RD
KANSAS CITY MO, MO 64152

Permit No: PRCOM20110449
Project Title: GREAT WALL SUPER BUFFET
Project Address: 711 SE M 291 HWY, LEES SUMMIT, MO 64063
Parcel Number: 61510018101000000
Location: POLK ADDITION LOTS 5A & 5B---LOT 5A (EX PT DAF: BEG SE COR LOT 5A TH S 26.05' TH N 110' TH E 26.05' TH S 110' TO POB)
Type of Work: Change of Tenant
Occupancy Group: Assembly for food and drink incl. bars, restaurants, banquet halls
Description: CHANGE OF TENANT. SPACE WAS PREVIOUSLY USED AS A BUFFET

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

Fire Plan Review

Reviewed By: Brian Austerman

Approved

1. 015.1 Exit or exit access doorways required.

Two exits or exit access doorways from any space shall be provided where one of the following conditions exists:

1. The occupant load of the space exceeds the values in Table 1015.1.
2. The common path of egress travel exceeds the limitations of Section 1014.3.
3. Where required by Sections 1015.3, 1015.4 and 1015.5.

Exception: Group I-2 occupancies shall comply with Section 1014.2.2.

Action required: The occupant load of Dining Room C shall not exceed 49. Reduce the number of seating spaces in the room. RESUB SHOWS 50, NEEDS TO BE 49. VERIFIED AT INSPECTION

2. 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.

Action required: Rooms shall be posted along with the the posting of the total occupancy at the front door. Verified at 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: The K class extinguisher shall be located at the manual pull station for the hood system with instructions for operation in english and the predominant language.

4. 904.11.6 Operations and maintenance.

Commercial cooking systems shall be operated and maintained in accordance with this section.

904.11.6.1 Ventilation system.

The ventilation system in connection with hoods shall be operated at the required rate of air movement, and classified grease filters shall be in place when equipment under a kitchen grease hood is used.

904.11.6.2 Grease extractors.

Where grease extractors are installed, they shall be operated when the commercial-type cooking equipment is used.

904.11.6.3 Cleaning.

Hoods, grease-removal devices, fans, ducts and other appurtenances shall be cleaned at intervals necessary to prevent the accumulation of grease. Cleanings shall be recorded, and records shall state the extent, time and date of cleaning. Such records shall be maintained on the premises.

904.11.6.4 Extinguishing system service.

Automatic fire-extinguishing systems shall be serviced at least every 6 months and after activation of the system. Inspection shall be by qualified individuals, and a certificate of inspection shall be forwarded to the fire code official upon completion.

904.11.6.5 Fusible link and sprinkler head replacement.

Fusible links and automatic sprinkler heads shall be replaced at least annually, and other protection devices shall be serviced or replaced in accordance with the manufacturer's instructions.

Verified at inspection.

5. 2006 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 a minimum of 3 , 2A:10B:C fire extinguishers. Verified at inspection.

6. 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: The Fire Department shall witness a test of the hood system.

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 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.

2. 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 plan review approval from the Jackson County Health Department.

3. 2006 IBC 1019.1 - Minimum number of exits. All rooms and spaces within each story shall be provided with and have access to the minimum number of approved independent exits required by Table 1019.1 based on the occupant load of the story, except as modified in Section 1015.1 or 1019.2. For the purposes of this chapter, occupied roofs shall be provided with exits as required for stories. The required number of exits from any story, basement or individual space shall be maintained until arrived at grade or the public way.

Action required - As the occupant load of Dining Area "C" is greater than 50 two means of egress are required from the space. Make needed corrections.

Mike Weisenborn May 05, 2011 - The occupant load of this space has been changed to 50. Signage to be verified on inspection.

8. The plans indicate that replacement of similar equipment and fixtures is the only work to be done in the kitchen area. This permit does not include any alterations to the plumbing, electrical or mechanical systems.

Action required - If any alterations to the existing plumbing, electrical or mechanical systems are required for new equipment, plans for the alterations shall be provided for review and approval prior to performing the work. This comment is for information purposes.

9. All health and safety issues for backflow protection on the water system and indirect waste on the sanitary shall be maintained/installed as required by code.

Action required - This will be verified on inspection.

10. 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. Expert from Sec. 7-130, Lees Summit Code of Ordinances.

Action required - The building permit must be issued to a general contractor with a minimum of a Class B license. All plumbing, electrical and mechanical work shall be performed by licensed contractors. This comment is for information purposes.

11. The project cost, which is used to establish the permit fee, has not been provided.

Action required - Provide the project cost.

12. Exterior signage is not included in the building permit review. Please contact the Planning and Development Department at (816) 969-1600 for application, review and permit requirements.

13. On Friday April 29th Mike Copeland, Manager of Inspections, meet with the contractor and architect to discuss issues on the project in relation to kitchen equipment.

Action required - Provide details on the plans of the required corrective action discussed during the site visit.

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.