



**LEE'S SUMMIT**  
MISSOURI



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## FIRE DEPARTMENT

Prevention Division  
(816)969-1300

### PLAN REVIEW CONDITIONS

January 27, 2023

GOLF PARK L P  
12122 MELROSE, OVERLAND PARK KS 66213  
OVERLAND PARK, KS 66213

Permit No: PRCOM20230107  
Project Title: BLUE JEANS GOLF  
Project Address: 1501 NE US 40 HWY, LEES SUMMIT, MO 64064  
Parcel Number: 34720010800000000  
Location: GOLF PARK LOT 1 (EX PT IN 40 HWY)  
Type of Work: NEW COMMERCIAL  
Occupancy Group:  
Description: DRIVING RANGE AMENITY BUILDING CONSTRUCTED WITH STORAGE CONTAINERS

***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

#### **Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Action required: Comment is informational.

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

Action required: Project cost breakdown between amenity building, and driving bay structure. You can remove site costs as they will be covered under the FDP and site permit.

3. Demolition permit will be required for pool and pool house.

Action required: Comment is informational. Pool must be removed in its entirety. The only foreign material that can be buried is concrete rubble.

4. 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 informational.

5. 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 informational.

6. 2018 IBC 1010.1.6 Landings at doors. Landings shall have a width not less than the width of the stairway or the door, whichever is greater. Doors in the fully open position shall not reduce a required dimension by more than 7 inches. Where a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing to less than one-half its required width. Landings shall have a length measured in the direction of travel of not less than 44 inches. Exception: Landing length in the direction of travel in Groups R-3 and U and within individual units of Group R-2 need not exceed 36 inches.

Action required: Provide landings at exterior side of doors.

7. 2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code.

Action required: Provide service/mop sink, drinking fountains and additional female water closets (9 req.) and lavatories (3 req.) per schedule.

8. Inadequate information to complete review.

Provide the following:

- Foundation/structural plans for amenity center and driving bay covers
- Wall/ceiling construction details (alternate construction types still need review)
- Method and R values of insulation
- Complete kitchen designs
- Complete MEP designs
- Roof drainage plan.
- Canopy plans. (is space between structures covered?)
- Site lighting plan that includes light pole base detail

9. 2018 IBC 1011.11 Handrails. Flights of stairways shall have handrails on each side and shall comply with Section 1014. Where glass is used to provide the handrail, the handrail shall also comply with Section 2407. (see code for exceptions)

Action required: Handrails required on both sides of stair

10. 2017 NEC Article 250.50 Grounding Electrode System. All Grounding electrodes as described in 250.52(A)(1) through (A)(7) that are present at each building or structure served shall be bonded together to form the grounding electrodes system. Where none of these grounding electrodes exist, one or more

of the grounding electrodes specified in 250.52(A)(4) through (A)(8) shall be installed and used. (see code section for exception)

Action required: Provide ground to concrete-encased electrode in foundations.

#### **Fire Plan Review**

**Reviewed By: Ben Hicks**

**Rejected**

1. 2018 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: Verified at inspection

2. 2018 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: Hood required in kitchen if producing grease laden vapors. Provide kitchen plans.

3. 2018 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: Show class K extinguisher in kitchen. Provide ABC type extinguishers. Only class A are shown.

4. 2018 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 kitchen hood testing

5. 2018 IFC 1008.1 Illumination required. The means of egress, shall be illuminated at all times the building space served by the means of egress is occupied.

Action Required: Show exterior illumination.

6. Per IFC definitions, this is not a U occupancy group. The main structure shall be classified as a B occupancy.

7. Clarify what Existing Hardware is for the doors. All spaces shall have doors openable from the inside.

8. 2018 IFC 506.1.1-Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action required- A Knox padlock shall be provided on the gate to the facility.

***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.***