



**LEE'S SUMMIT**  
MISSOURI



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## FIRE DEPARTMENT

Prevention Division  
(816)969-1300

### PLAN REVIEW CONDITIONS

February 22, 2023

HIBE HOLDINGS LLC  
2601 W 68TH ST, MISSION HILLS KS 66208  
MISSION HILLS, KS 66208

Permit No: PRCOM20230174  
Project Title: ARCADE ALLEY - EXTERIOR BAR  
Project Address: 316 SE DOUGLAS ST, LEES SUMMIT, MO 64063  
Parcel Number: 61230172600000000  
Location: GANO ADDITION LOT 3  
Type of Work: ADDITION COMMERCIAL  
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS  
Description: OUTDOOR SPACE ADDITION ONTO ARCADE BUILDING

***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

#### **Fire Plan Review**

**Reviewed By: Jim Eden**

**Approved with Conditions**

1. 2018 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

Action Required: For changes to alarm system submit PE stamped drawings to Lee's Summit Fire Department

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: For owner provided fixed equipment submit specs for hood suppression system.

3. 2018 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.

Action Required: For changes to fire suppression system submit PE stamped drawings to Lee's Summit Fire Dept.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Pending**

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. 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.

3. 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.

4. 2018 IBC 2902.2 Separate Facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. (see code for exceptions)

Action required: Use of non-gendered restroom will require submission and approval of Codes Modification Request. (justification being that it complies with 2021 code which we haven't adopted)

5. 2018 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Action required: Provide soils report to justify design assumption of soil bearing capacity greater than 2,000psf. (3,000 shown on S001)

6. 2018 IBC 1109.12.3 Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

Action required: Provide accessible portion of Order/Service Counter. RE: ICC/ANSI A117.1 section 904.3 for dimensions.

7. Unified Development Ordinance Article 8, Section 8.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using

parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section.

8. 2018 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official.

Action required: Provide engineer's report to verify that existing roof structure will support additional load at new hvac equipment.

***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.***