

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

July 07, 2011

SCHARHAG ARCHITECTS
310 ARMOUR RD #218A
NORTH KANSAS CITY, MO 64116

Permit No: PRCOM20100137
Project Title: LA FUENTE
Project Address: 1255 NE DOUGLAS ST, LEES SUMMIT, MO 64086
Parcel Number: 52910150300000000
Location: MAPLE TREE PLAZA 2ND PLAT---LOT 2
Type of Work: New Commercial
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: RESTAURANT

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: Jim Eden

Rejected

2. 2006 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: Provide revised plans for extending sprinkler coverage under the roof of the patio.

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. Codes Administration - 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. Copies of the engineered truss package were not provided at the time of permit application.

Action required - Provide two (2) copies of the engineered truss package which have been sealed and signed by an engineer licensed in the State of Missouri. This information is not required for permit approval or issuance but shall be provided prior to inspection.

3. Information on the hoods to be installed has not been provided.

Action required - Provide specifications and installation details for the hoods, ducts, exhaust and make-up air systems. This shall include the information clearances to combustibles, how the equipment will be supported and air calculations.

Specifications on the hoods and make-up air systems will be a deferred submittal.

4. 2006 IMC 507.2.2 - 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 - Show how this requirement will be met.

The hood location is now shown on the floor plans. Specifications will be a deferred submittal.

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 - Show how this requirement will be met.

This will be verified on inspection.

6. Egress from the patio area shall not be through the building.

Action required - Provide an exterior means of egress from the patio area. If a latching device is provided on the gate, hardware shall meet the standard requirements.

The gate has been added to Sheet A-1. Hardware will be verified on inspection.

7. Planning and Development - Commercial businesses located along existing public streets shall be subject to the following design standards: a. buildings shall be designed with four (4) sided architecture, the same level of finish on all sides (no "back"); b. rooftop or ground-level mechanical equipment shall be totally screened from view by using either parapet walls at the same height of the mechanical units for rooftop mounts or by providing screening for ground mounted units acceptable to the Director; c. Wherever possible, parking areas and pedestrian walks shall connect internally to parking areas and pedestrian walks of existing adjoining businesses. Provisions shall be made for future connections to adjoining property not yet developed or redeveloped.

Action required - Provide details for screening of the rooftop equipment.

Response letter indicates that the parapet as shown will screen the rooftop kitchen equipment. This will be verified on inspection.

8. 2003 IMC 507.9 - Clearance for Type I hood. A Type I hood shall be installed with a clearance to combustibles of not less than 18 inches (457 mm).

Exception: Clearance shall not be required from gypsum wallboard attached to noncombustible structures provided that a smooth, cleanable, nonabsorbent and noncombustible material is installed between the hood and the gypsum wallboard over an area extending not less than 18 inches (457 mm) in all directions from the hood.

Action required - A type one hood can not be located within of combustible framing. Make needed corrections.

Note 15 has been added to the plans. The steel stud wall shall extend a minimum of 18" beyond the end of the hood unless the wall terminates in less than that distance. to be verified on inspection.

9. The revised Final Development Plan shows the roof covering to be spanish tile but the re-submittal for the building permit shows standing seam metal roof.

Action required - I am assuming that the structural calculations provided were for a standing seam roof as that is what is shown on the plans. Clarify which material is to be used. If spanish tile is being used, we will need either a letter from the engineer indicating that the structural calculations are for the material or provide revisions.

10. The revised plans show a change in the facade for the building which I understand has been approved by Planning and Development. However these changes have never been provided to the Codes Department.

Action required - Make corrections to Sheet A-5.

11. I am unable to locate any details showing how the new roof is to be tied into the wall for water proofing.

Action required - Provide flashing details.

12. Revised plans for the electrical on for the patio have not been provided.

Action required - If revisions for the electrical system are plan, the plans need to be revised for such work.

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.