

# 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

August 24, 2011

KESSINGER HUNTER AND COMPANY LC  
2600 GRAND #700  
KANSAS CITY, MO 64108

Permit No: PRCOM20113810  
Project Title: COSTA VIDA  
Project Address: 117 SE M 291 HWY, LEES SUMMIT, MO 64063  
Parcel Number: 61240180701000000  
Location: THE VILLAGE OF SUMMIT EAST ALL TR 3 (EX BEG SW COR SD TR E 168' N 172' W 145.96' SWLY 172' TO POB)  
Type of Work: Change of Tenant  
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS  
Description: TENANT FINISH FOR MEXICAN 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

#### **Building Plan Review**

**Reviewed By: Michael Weisenborn**

**Rejected**

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. 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 from the Health Department.

5. 2006 IPC 608.3 - Devices, appurtenances, appliances and apparatus. 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 connect to the water supply system, shall be provided with protection against backflow and contamination of the water supply system. Water pumps, filters, softeners, tanks and all other appliances and devices that handle or treat potable water shall be protected against contamination.

Action required - Backflow on the ice machine shall be provided. Make needed corrections.

6. 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 - Items 6, 14 and 38 are required to meet this requirement. Please provide additional information.

7. Cut sheets and installation details for the hood systems have not been provided.

Action required - Provide additional information on the hoods and installation.

8. Structural information and installation details have not been provided for the installation of the new rooftop and hood equipment.

Action required - Provide documentation from an engineer licensed in the State of Missouri that the existing structure is capable of supporting the new rooftop equipment and hood systems. If alterations to the existing structure are required, details for the alterations need to be provided.

9. 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 - Contact the Planning and Development Department at 816-969-1600 to determine if additional screening will be required for the new rooftop equipment.

#### **Fire Plan Review**

**Reviewed By: Jim Eden**

**Rejected**

5. 2006 IFC 1008.1.8.3 Locks and latches. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

Exception:

1. Places of detention or restraint.
2. Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware.
3. Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool.

Required action: The lock on the main door shall have a thumb latch.

08/19/2011- No change in the Life Safety notes. Verified at inspection.

6. 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 specifications and shop drawings for sprinkler and alarm system modifications and hood system installation.

7. 2006 IFC 904.3.5- Monitoring. Where a building fire alarm system is installed, automatic fire-extinguishing systems shall be monitored by the building fire alarm system in accordance with NFPA 72.

Action required: The hood suppression system shall be connected to the building fire alarm system.

8. 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: Call (816) 969-1300 to schedule a test of systems. All testing shall be completed prior to scheduling the occupancy inspection.

11. Unable to locate a door schedule.

08/19/2011- What door hardware is on the existing doors?

13. 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 fire sprinkler shall have documentation of a current annual inspection.

14. 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 hood and hood system specifications.

904.11 Commercial cooking systems.

The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. Preengineered automatic dry- and wet-chemical extinguishing systems shall be tested in accordance with UL 300 and listed and labeled for the intended application. Other types of automatic fire-extinguishing systems shall be listed and labeled for specific use as protection for commercial cooking operations. The system shall be installed in accordance with this code, its listing and the manufacturer's installation instructions. Automatic fire-extinguishing systems of the following types shall be installed in accordance with the referenced standard indicated, as follows:

1. Carbon dioxide extinguishing systems, NFPA 12.
2. Automatic sprinkler systems, NFPA 13.
3. Foam-water sprinkler system or foam-water spray systems, NFPA 16.
4. Dry-chemical extinguishing systems, NFPA 17.
5. Wet-chemical extinguishing systems, NFPA 17A.

Exception: Factory-built commercial cooking recirculating systems that are tested in accordance with UL 710B and listed, labeled and installed in accordance with Section 304.1 of the International Mechanical Code.

***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.***

