

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

May 15, 2024

Schwerdt Design Group
2231 SW Wanamaker Rd
Topeka, KS 66614

Permit No: PRCOM20242210
Project Title: 30HOP STREETS OF WEST PRYOR - TENANT FINISH
Project Address: 1020 NW PRYOR RD, LEES SUMMIT, MO 64081
Parcel Number: 301363
Location / Legal Description:
Type of Work: NEW TENANT FINISH
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: 30HOP - NEW TENANT FINISH FOR BAR AND RESTAURANT

Revisions Required

One or more departments have not approved the permit and 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 address the comments as requested and upload the revised documents and /or additional information to the application through the online portal. Please contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. Lee's Summit Code of Ordinance, Section7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and the name, email address & phone number for the on-site contact which is where inspection reports will be sent.

General Contractor TBD

2. Lee's Summit Code of Ordinance, Section7-130.4 - Business License. (excerpt)

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.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

MEP Subcontractors TBD

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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1. A one-time impact fee in the form of a license tax must be collected before occupancy can be granted. Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will be provided during that stage of your approval process.

Action required: Comment is informational. The fee will be \$29,766.00

Ownership processing licenses tax payment, will confirm when complete.

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

Action required: Comment is informational.

3. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 797-7162. 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.

4. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 797-7162. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational.

5. 2018 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. the building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

Action required: Update Code Summary to show correct construction type which is 5B. (fyi - if you opt to use wood studs, the wall supporting grease hood must remain non-combustible.)

6. 2017 NEC Article 110.26 (C)(3) Personnel Doors. Where equipment rated 800 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 25 feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic hardware.

Action required: Provide panic hardware on door out of mechanical room that contains panel MDP1

7. Remove "NOT FOR CONSTRUCTION" note in title block.

Fire Plan Review

Reviewed By: Jim Eden

Rejected

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

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and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

Provide shop drawings for tenant finish alarm system.

Alarm system is delegated design to be submitted by fire protection subcontractor.

2. 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.

Provide shop drawings for tenant finish sprinkler system.

Sprinkler system is delegated design to be submitted by fire protection subcontractor.

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.

Provide a K Class fire extinguisher and signage at the manual pull station for the hood system.

K Class fire extinguisher and signage to be provided for hood system, Sheet A002 (2024-05-24 Permit Rev 1)

4. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Show the location of ABC type fire extinguishers.

5.

6. 5307.3 Insulated liquid carbon dioxide systems used in beverage dispensing applications. Insulated liquid carbon dioxide systems with more than 100 pounds (45.4 kg) of carbon dioxide used in beverage dispensing applications shall comply with Section 5307.3.1.

Provide detection and ventilation in CO2 beverage service gas area.

7. Provide outdoor emergency lighting and exit signage on the patio to direct and illuminate the discharge pathway to the exit gates/openings.

8. Several plans in the permit set for construction are marked NOT FOR CONSTRUCTION. Provide revised plans.

9. Provide a detail for the covering of the patio.

The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.