LEE'S SUMMIT
MISSOURI

## DEVELOPMENT SERVICES

**PLAN REVIEW CONDITIONS**

September 30, 2019

BEAR CONSTRUCTION SERVICES
9218 METCALF #311
OVERLAND PARK, KS 66212

| | |
|---|---|
| Permit No: | PRCOM20191809 |
| Project Title: | TACO BELL - WOODS CHAPEL |
| Project Address: | 851 NE WOODS CHAPEL RD, LEES SUMMIT, MO 64064 |
| Parcel Number: | 43810010100000000 |
| Location: | CHAPEL RIDGE LOT 7B-1 --- CHAPEL RIDGE LOT 7B-1 |
| Type of Work: | NEW COMMERCIAL |
| Occupancy Group: | ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS |
| Description: | NEW FAST FOOD RESTAURANT WITH DRIVE THRU |

***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: Michael Weissenbach** **Approved with Conditions**

1. 2018 IFC 1004.3- Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.
(Verified At Inspection)
Post occupant load at 44

2. 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).
(Verified At Inspection)

3. 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.
(Verified At Inspection)

4. 2018 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.
(Verified At Inspection)

5. 2018 IFC 907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is rquired by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with theis code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.
(Verified At Inspection)

6. 2018 IFC 1010.1.10 Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is a panic hardware or fire exit hardware.
(Verified At Inspection)

**Building Plan Review** **Reviewed By: Joe Frogge** **Approved with Conditions**

2. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment is for informational purposes.
8/28/19 - acknowledged in letter

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 for informational purposes.
8/28/19 - acknowledged in letter

5. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Submit roof truss package or request deferral.
8/28/19 - deferred per request

9. comment added 8/28/19

Action required: Comment is for informational purposes. The spec section provided shows an incorrect ASTM reference for the natural gas piping. It should be D2513 per IFGC 403.6
To be field verified.

**Licensed Contractors** **Reviewed By: Joe Frogge** **Approved**

_____ Approved to issue per the listed conditions.
_____ Do not issue per the listed conditions.
_____ Approved to construct foundation only per the listed conditions.
_____ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

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|---|---|
| Signature of Applicant | Date |
| Print Applicant Name | CompanyName |

***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.***