



**PLAN REVIEW CONDITIONS**

December 05, 2019

[K] WARMAN ARCHITECTS  
1828 SWIFT, SUITE 101  
NORTH KANSAS CITY, MO 64116

Permit No: PRCOM20193404  
Project Title: SCOOTERS COFFEE DRIVE THROUGH KIOSK  
Project Address: 855 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: BUSINESS  
Description: NEW BUILDING FOR SCOOTERS COFFEE DRIVE THROUGH KIOSK

***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 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)

2. 2018 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

(Informational Purposes)

A Knox Box is not required. If the decision is made to obtain one, order from knoxbox.com. Mount by entrance.

3. 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)

Provide one 2A10BC Fire Extinguisher.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Approved with Conditions**

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 for informational purposes.

12/5/19 - acknowledged

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.

12/5/19 - acknowledged

6. 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 for informational purposes.

12/5/19 - acknowledged

7. 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.

12/5/19 - acknowledged

***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.***