

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

February 24, 2020

OCULUS INC
1 S MEMORIAL DR, STE 1500
ST LOUIS, MO 63102

Permit No: PRCOM20193623
Project Title: LION'S CHOICE
Project Address: 440 NW CHIPMAN RD, LEES SUMMIT, MO 64086
Parcel Number: 52900036500000000
Location / Legal: SUMMIT ORCHARD LOTS 4A-4E --- LOT 4D
Description:
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

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 provide three (3) copies of any revised sheets and/or additional information. 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 sign at 76.

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)

4. 2018 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

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notified 48 hours before any required acceptance test.

(Informational Purposes)

Call (816)969-1300 to schedule a hood and duct detection test.

7. 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 required 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 this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

(Verified At Inspection)

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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.

2/24/20 - acknowledged in letter.

2. 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.

2/24/20 - acknowledged in letter.

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

Action required: Provide roof truss package or request deferral.

2/24/20 - deferred

8. Irrigation piping conflicts with civil plans. Civil plans call for separate irrigation meter while plumbing plans show irrigation piping routed from inside building.

Action required: Resolve conflict.

2/24/20 - conflict still exists. Field verify.

10. Grease interceptor design not found in submittal.

Action required: Provide grease interceptor installation details. (not provided on civil drawings)

2/24/20 - detail is illegible. Reprint.

11. **comment added on 2/24/20**

Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects – Board Rules, Division 2030 – Chapter 3, 20 CSR 2030-3.060 Licensees Seal Documents must bear design professionals original seal with signature and date. (relevant portion paraphrased – reference original document for additional information)

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Action required: All drawings are to bear dated seal and signature from architect/engineer of record. **The following sheets have illegible seals/signatures.**

A1.3

A4.1 thru A6.1

All MEP

Licensed Contractors

Reviewed By: Joe Frogge

Approved

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