



DEVELOPMENT SERVICES

Building Permit - Commercial Project Title: FOOD & FUEL EXPRESSO Work Desc: NEW COMMERCIAL	Permit No: PRCOM20193693 Date Issued: February 23, 2020
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Project Address: 420 NW CHIPMAN RD, LEES SUMMIT, MO 64086 Legal Description: SUMMIT ORCHARD LOTS 4A-4E --- LOT 4E Parcel No: 52900036600000000 County: JACKSON	Permit Holder: DF CONSTRUCTION LLC 7180 W 107TH STREET STE 9 OVERLAND PARK, KS 66212
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Activities Included for this Project: zNew Commercial, License Tax, License Tax Credit, Above Ceiling Permit, Commercial Hood Permit, Electrical Permit Commercial, Electrical Service Permit Commercial, Foundation Permit Commercial, Gas Permit Commercial, Gas Service Permit Commercial, In-Wall Inspection Permit, Mechanical Permit Commercial, Plumbing Permit Commercial,	
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Construction Type: Type VB (Unprotected)	Occupancy: MERCANTILE Valuation: \$636,550.00	Zoning District: PMIX
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Residential Area:	
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Commercial Area	4800 sq. ft.
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Issued By: _____	Date: Feb 23, 2020
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THIS PERMIT IS ISSUED IN RELIANCE UPON INFORMATION SUBMITTED BY THE APPLICANT. THE BUILDING OFFICIAL MAY SUSPEND OR REVOKE WHENEVER THE PERMIT IS ISSUED IN ERROR, OR ON THE BASIS OF INCORRECT INFORMATION SUPPLIED, OR IN VIOLATION OF ANY ADOPTED CODE, CITY ORDINANCE OR REGULATIONS. NOTICE: THE DISPOSAL OF DEMOLITION WASTE IS REGULATED BY THE DEPARTMENT OF NATURAL RESOURCES UNDER CHAPTER 260 RSMO. SUCH WASTE, IN TYPES AND QUANTITIES ESTABLISHED BY THE DEPARTMENT, SHALL BE TAKEN TO A DEMOLITION LANDFILL OR A SANITARY LANDFILL FOR DISPOSAL.

CONDITIONS

One or more divisions have conditions that have not been addressed during the review period. The outstanding conditions provided below shall be met as indicated during the construction period.

Fire Plan Review

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 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.

(Informational Purposes)

Call (816)969-1300 to schedule testing for the duct detectors and hood system.

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.

(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)

Provide 2 2A10BC fire extinguishers inside the structure. Comply with IFC 2018 2305.5 for extinguisher size and placement for the fuel pump dispensers.

Building Plan Review

7 2018 1104.1 Site arrival points. At least one accessible route within the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served. (see code for possible exception)

Action required: Provide and maintain an accessible path from parking to entries.

1/22/20 - Acknowledged in letter. Field verify

9 Unified Development Ordinance Article 8, Section 8.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (rear parapet scales at only 30" high - provide information to verify compliance)

1/22/20 - Acknowledged in letter. Field verify.

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.

4 Canopy designs not found in submittal.

Action required: Provide complete canopy designs or request deferral.

1/17/19 - deferred per request and will be included under this permit.

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

Action required: Provide roof truss package or request deferral.

1/17/19 - deferred per request

Licensed Contractors

Signature of

Applicant: _____

Date: _____

Print name: _____

Company Name: _____
