

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

February 19, 2020

DF CONSTRUCTION LLC
7180 W 107TH STREET STE 9
OVERLAND PARK, KS 66212

Permit No: PRCOM20193693
Project Title: FOOD & FUEL EXPRESSO
Project Address: 420 NW CHIPMAN RD, LEES SUMMIT, MO 64086
Parcel Number: 52900036600000000
Location: SUMMIT ORCHARD LOTS 4A-4E --- LOT 4E
Type of Work: NEW COMMERCIAL
Occupancy Group: MERCANTILE
Description: CONVENIENCE STATION AND FUELING ISLAND

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 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

Reviewed By: Joe Frogge

Approved with Conditions

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

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.

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.

_____	_____
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.