



July 7, 2020

Michael Weissenbach, Fire Plan Reviewer
Joe Frogge, Building Plan & Licensed Contractors Reviewer
Lee's Summit Development Services
220 SE Green Street
Lee's Summit, MO 64063
816-969-2100

Re: Buildout of Starbucks Coffee
2050 NW Lowenstein Dr, Unit:A, Lees Summit, MO 64081

To whom this may concern:

Please see below for our responses to the comments received June 24th, 2020. Please note that we have provided a full revised drawing set that is titled "REVISION 1 SET_ISSUED 07.07.2020". Any previous records/drawings should be discarded at this time.

Fire Plan Review Comments:

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 in the structure at 73. Post occupant load sign for the patio at 26.

Response: Please refer to revised set provided, sheets G002, A201, I101, I202 & I601. The requested occupancy signs have been provided throughout the full drawing set.

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)

Address exit doors.

Response: Please refer to revised set provided. The requested note has been provided on A201.

Building Department Plan Review Comments:

1. 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.

Response: Noted, thank you.

2. This tenant finish permit is associated with an incomplete shell permit.

Action required: Comment is for informational purposes. Occupancy will not be granted for the tenant prior to completion of shell permit.

Response: Noted, thank you.

3. 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.

Response: Noted, thank you.

4. 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.

Response: Noted, thank you.

5. Structure over 6' tall require frost protected foundation.

Action required: Provide foundation design for monument sign or request deferral. Approved design required prior to inspections.

Response: Noted, thank you. Per owner-tenant agreement, all foundations are provided by landlord. Please refer to Landlord drawings (Permit # PRCOM20201707) or separate signage permit application for reference.

Licensed Contractors Review Comments:

1. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the name of the licensed general contractor.

Response: Noted, thank you. Permit expeditor to provide once the general contractor has been assigned.

2. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)

No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

Response: Noted, thank you. Permit expeditor to provide once MEP contractors have been assigned.

If you require further clarification or additional information please contact me at Alissa.Hahn@Norr.com.
Thank you for your time in this matter.

Sincerely,

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