

Thomas F. Tedrow, AIA

Architecture and Interiors

Space Planning

Retail Design

August 13, 2020

Lee's Summit Development Services
220 SE Green St.
Lee's Summit, MO 64063
P: 816-969-1200

Re: The Flying Biscuit
460 NW Chipman Rd.
Lee's Summit, MO 64086
Permit #: PRCOM20201868

Fire Plan Review – Michael Weissenbach

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 for inside and outside on the patio area.

Response: On sheet A1.0, note added to post occupant load for inside and outside for patio area.

2. 2018 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

(Action Required) Provide PE stamped electronic shop drawings to mike.weissenbach@cityofls.net.

Response: Drawings for fire alarm systems will be submitted by PE.

3. 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 all exit doors.

Response: Address numbers will be shown at all exit doors.

4. 2018 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.

(Action Required). Provide PE stamped electronic shop drawings to mike.weissenbach@cityofls.net.

Response: PE will provide stamped electronic drawings.

5. 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.

6. 2018 IFC 1010.1.10 Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is a panic hardware or fire exit hardware.

(Action Required) Provide panic hardware on gate.

Response: On sheet A1.0, note added for contractor to add Detex 10xW Series panic hardware to new gate date.

Building Plan Review – Joe Frogge

1. 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.

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.

3.

4.

5. 2018 IBC 1006.2.1 Egress based on occupant load and common path of egress travel distance. Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1. The cumulative occupant load from adjacent rooms, areas or spaces shall be determined in accordance with Section 1004.2. (see code for special requirements for foyers, lobbies, vestibules, and care suites in I-2 occupancies)

Action required: Provide additional exit out of patio as calculated occupant load exceeds 49.

Response: On sheets T1.1, A1.0, and A1.1, the patio area has been reduced to 500 sq. ft. with 33 occupants, therefore only one gate door is required.

6. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Update code analysis (on both T1.1 & A1.0a) to show correct patio occupant load. (area/15).

Response: On sheets T1.1 and A1.0a, the correct patio occupant load is shown.

7. 2018 IMC 507.3 Type II Hoods. Type II hoods shall be installed above dishwashers and appliances that produce heat or moisture and do not produce grease or smoke as a result of the cooking process, except where the heat and moisture loads from such appliances are incorporated into the HVAC system design or into the design of a separate removal system.

Action Required: Provided Type II hood over dishwasher or provide written verification that HVAC system has been designed to accommodate the heat and moisture created.

Response: HVAC system is designed to handle heat and moisture load of dishwasher.

8. 2018 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official.

Action required: Provide engineer's report to verify that existing roof structure will support additional load. (Engineer's letter received during landlord improvement phase of project did not cover grease fan and makeup air unit)

Response: Engineer's report verifying the existing roof structure will support additional load is included with this response.

9. 2018 IMC 506.3.13.3 Termination location. Exhaust outlets shall be located not less than 10 feet horizontally from parts of the same or contiguous buildings, adjacent buildings and adjacent property lines and shall be located not less than 10 feet above the adjoining grade level. Exhaust outlets shall be located not less than 10 feet horizontally from or not less than 3 feet above air intake openings into any buildings.

Action required: Relocate grease hood fan as it is not allowed within 10 feet of the parapet wall.

Response: Exhaust fan has been relocated per comment.

10. 2018 IMC 606.2.1 Return air systems. Smoke detectors shall be installed in return air systems with a design capacity greater than 2000 cfm, in the return air duct or plenum upstream of any filters, exhaust air connections, outdoor air connections, or decontamination equipment and appliances.

Exception: Smoke detectors are not required in the return air system where all portions of the building served by the air distribution system are protected by area smoke detectors connected to a fire alarm system in accordance with the International Fire Code. The area smoke detection system shall comply with Section 606.4.

Action required: Provide duct mounted smoke detector at RTU-4.

Response: Smoke detector added at RTU-4.

11. 2018 IPC 802.1 Where required. Food-handling equipment, in other than dwelling units, clear-water waste, humidifiers, dish-washing machines and utensils, pots, pans and dishwashing sinks shall discharge through an indirect waste pipe as specified in Sections 802.1.1 through 802.1.8. Fixtures not required to be indirectly connected by this section and the exception to Section 30.16 shall be directly connected to the plumbing system in accordance with Chapter 7.

Action required: Provide indirect waste terminations at all required locations. To be field verified.

Response: Indirect waste terminations are shown at required locations.

12. 2017 NEC Article 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 15 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Action required: Provide receptacles within 25" of each roof mounted hvac equipment.

Response: HVAC receptacles are shown as requested.