



September 22, 2020

Joe Frogge, Building Plan & Licensed Contractors Reviewer

Michael Weissenbach, Fire Plan Reviewer

Lee's Summit Development Services

220 SE Green Street

Lees Summit, MO 64063

816-969-2100

Re: Starbucks Coffee Food Establishment

155 SW M-150 Hwy. Suite 155

Lees Summit, MO 64082

Dear Mr. Frogge and Mr. Weissenbach,

Please see below for our responses to the comments received September 14, 2020. Please note that we have provided a full revised drawing set that is titled "REVISION 1_ISSUED 09.22.2020". 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 signage at 74 interior and 18 for the outdoor space.

Response: An occupancy sign has been added to the façade of the building and in the café space. Please refer to sheets G002, A201, I101, and I201 for further information.

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 all exterior doors.

Response: Address sizes have been adjusted to the local criteria. Please refer to comment #1 in sheet A201.

3. 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) Label remote test switches that correlate with the RTU'S.

Response: Sheet M101 plan was revised to show locations of remote test switches for each RTU labeled as "A/V" on the plan. Keyed note 1 was revised to designate this.

4. 2018 IFC 1008.1 Illumination required. The means of egress, shall be illuminated at all times the building space served by the means of egress is occupied. (Action Required) Provide exterior emergency lighting at the exit doors.

Response: Keyed note #7 on sheet E102, states to provide egress lighting and a junction box is shown at each exterior door with provided keyed note.

Building Plan Review Comments:

1. 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.

2. 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.

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: Health Department has approved plans.

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. 2018 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. the building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code. Action required: Revise code analysis to show correct building construction type which is 5B.

Response: Building construction type as been adjusted to 5B. Please refer to revised sheet G001.

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 Amanda.Mauser@norr.com. Thank you for your time in this matter.

Sincerely,

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