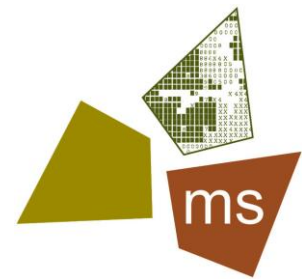


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January 12, 2021

Whataburger
1450 NE Douglas St.
Lee's Summit, MO 64086

Permit No.: **PRCOM20204900**

Mr. Weissenbach, Mr. Frogge:

Please see responses to the plan review comments received for the above mentioned project dated 12/30/20. Drawings have been updated where applicable to reflect these responses.

Licensed Contractors:

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 and an email address for the on-site contact.

Response: This information will be provided once the contractor is selected.

Building Plan Review:

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: This will be addressed once the contractor is selected.

2. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Action required: Comment is for informational purposes.

Response: The project has been submitted to the Development Services Department, and are working towards approval.

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: The project has been submitted to the Jackson County Public Works Department.

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: Acknowledged

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

Action required: Comment is for informational purposes. Roof truss package deferred per request. Inspections will not be performed prior to approval of truss designs.

Response: Understood. Engineered truss shall be forwarded upon receipt.

6. 2018 IBC 1015.6 Mechanical equipment, systems and devices. Guards shall be provided where various components that require service are located within 10 feet of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches above the floor, roof or grade below. The guard shall extend not less than 30

inches beyond each end of such components. The guard shall be constructed so as to prevent the passage of a sphere 21 inches in diameter.

Action required: Provide minimum 42" tall guards at roof edge near refrigerant system condensing units.

Response: A 42" tall guard has been added. Please refer to A1.4 Roof Plan.

7. 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: All roof equipment to be screened including exhaust fans and refrigerant system condensing units.

Response: Roof equipment that is not inside the mechanical screen shall be hidden behind the parapet which will be approximately 3'-0" above the roof where the equipment will be installed.

8. 2018 IMC 507.2.6 Clearances for Type I hood. A Type I hood shall be installed with a clearance to combustibles of not less than 18".

Exceptions:

1. Clearance shall not be required from gypsum wallboard or ½ inch or thicker cementitious wallboard attached to noncombustible structures provided that a smooth, cleanable, nonabsorbent and noncombustible material is installed between the hood and the gypsum or cementitious wallboard over an area extending not less than 18 inches in all directions from the hood.
2. Type I hoods listed and labeled for clearances less than 18 inches in accordance with UL 710 shall be installed with the clearances specified by such listings.

Action required: Type 1 Hoods not allowed to be installed within 18" of combustible surfaces.

Response: Proposed hood against the wall is UL listed and built to NFPA 96 standards, please refer to attached hood drawing for wall mounted fry hood. Also provided is "Type 1 hood zero clearance letter" that addresses NFPA 96.

9. 2018 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the

roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. Permanent ladders installed to provide the required access shall comply with the following minimum design criteria: 1. The side railing shall extend above the parapet or roof edge not less than 30" (see code section for additional construction requirements)

Action required: Provide side rail extender at roof hatch ladder.

Response: Guard rails and a safety post have been added to the roof hatch. Please refer to A1.4 Roof Plan.

10. ICC A117.1 604.5.1 Fixed side wall grab bars. Fixed side-wall grab bars shall include a horizontal bar complying with Section 604.5.1.1 and a vertical grab bar complying with Section 604.5.12. The vertical grab bar at water closets primarily for children's use shall comply with Section 609.4.2. ICC A117.1 604.5.1.1 Horizontal grab bar. A horizontal grab bar 42 inches minimum in length shall be located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall. ICC A117.1 604.5.1.2 Vertical grab bar. A vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located 39 inches minimum and 41 inches maximum above the floor, and with the center line of the bar located 39 inches minimum and 41 inches maximum from the rear wall.

Action required: Provide vertical side grab bar at accessible toilets.

Response: 18" high vertical grab bars have been added to the accessible toilets. Please refer to I1.2.

11. All plans submitted for review on or after April 1, 2019 shall be designed to the requirements of the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Fire Code, 2017 National Electric Code and the ICC/ANSI A117.1-2009 as amended and adopted by the City of Lee's Summit.

Action required: Update incorrect code reference on S0.2.

Response: Code info on S0.2 has been updated to reflect the current building codes.

12. Inadequate information to complete review.

Provide the following:

- Pipe material schedule including, but not limited to, water, DWV, NG.
- Specify location of pressure reducing valve. (PRV required in all building domestic water services)

Response: Please see revised plans which include requested pipe material legend and location of PRV.

13. 2018 IPC 1003.3.1 Grease interceptors and automatic grease removal devices required.

A grease interceptor or automatic grease removal device shall be required to receive the drainage from fixtures and equipment with grease-laden waste located in food preparation areas, such as in restaurants, hotel kitchens, hospitals, school kitchens, bars, factory cafeterias and clubs. Fixtures and equipment shall include pot sinks, pre-rinse sinks; soup kettles or similar devices; work stations; floor drains or sinks into which kettles are drained; automatic hood wash units and dishwashers without pre-rinse sinks. Grease interceptors and automatic grease removal devices shall receive waste only from fixtures and equipment that allow fats, oils or grease to be discharged. Where lack of space or other constraints prevent the installation or replacement of a grease interceptor, one or more grease interceptors shall be permitted to be installed on or above the floor and upstream of an existing grease interceptor.

Action required: Hand sink near drive-thru not allowed to be connected to grease waste.

Response: All hand sinks near drive-thru are connected to sanitary and not grease waste. Wall cleanout for grease waste branch is installed adjacent to plan left sink.

14. 2018 IBC 1008.3 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.

1008.3.1 General. In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles.
2. Corridors.
3. Exit access stairways and ramps.

1008.3.2 Buildings. In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Interior exit access stairways and ramps.
2. Interior and exterior exit stairways and ramps.
3. Exit passageways.
4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.1.
5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge.

1008.3.3 Rooms and Spaces. In the event of power supply failure an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms.
2. Fire command centers.
3. Fire pump rooms.
4. Generator rooms.
5. Public restrooms with an area greater than 300 square feet.

Action required: Provide emergency lighting at exterior side of exits.

Response: Please see revised sheets E2.1 and E6.1 for added emergency lighting at exterior side of exits.

15. 2017 NEC Article 110.26 Spaces About Electrical Equipment. Access and working space shall be provided and maintained about all electrical equipment to permit ready and safe operation and maintenance of such equipment. (see code for details)

Action required: Comment is for informational purposes. Minimum clearances in front of panels must be maintained. To be field verified. (shown compliant on A-series, but not on E-series)

Response: Acknowledged.

Fire Plan Review:

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 101.

Response: Posting the occupant load signage has been indicated on A1.1.

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 for the fire alarm system to mike.weissenbach@cityofls.net

Response: Deferred submittal, awarded contractor shall be responsible for submitting all construction documents.

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)

Response: A note has been added to the Exterior Elevations to indicate adding the address above the doors from the dining area.

4. 2018 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

(Action Required)

Order a Knox Box from knoxbox.com. Placement to be made by FDC.

Response: The Knox Box has been called out on A2/A2.2 the final location shall be coordinated with the Fire Department Inspector and the owner's representative.

5. 2018 IFC 609.2- Where required. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

(Action Required)

Provide specs on Type 1 Hood and placement of manual pull. K-Class extinguisher to be hung under the pull if possible.

Response: Please see attached hood drawings. Please see revised sheet F1.1 FOR manual pull station location as indicated by keyed note 215.

6. 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 for the fire sprinkler system to

mike.weissenbach@cityofls.net

Response: Deferred submittal, awarded contractor shall be responsible for submitting all construction documents.

7. 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.

(Action Required)

Provide specs on CO2 tank and gas detection. Tank over 100 pounds will require gas detection. 2018 IFC 5307.3

Response: Please attached specification for additional information on CO2 tank. Please see revised sheets E3.1 and E7.1 for addition of gas detection system.

8. 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: Please see revised sheets E2.1 and E6.1 for added emergency lighting at exterior side of exits.

If you any have concerns or any more comments, please feel free to reach out to me.

Sincerely,



Raul de Mesa