

To: City of Lee's Summit
Date: March 9th 2021
Re: Shake Shack (#1348) Lee's Summit
2051 NW Lowenstein Drive
Lee's Summit, Missouri 64081

Permit: PRCOM20210599

PERMIT COMMENT RESPONSES

Licensed Contractors

Reviewed By: Joe Frogge Rejected

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: Acknowledged as a requirement of permit issuance. Information will be provided at a later date.

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: Acknowledged as a requirement of permit issuance. Information will be provided at a later date.

Building Plan Review

Reviewed By: Joe Frogge Rejected

1. 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 Final Development Plan was submitted on 01/19/2021. See information below.

Project Number: PL2021022

Project Name: Lot 2 Streets of West Pryor

Project Type: Commercial Final Development Plan

Application Types: Commercial Final Development Plan

Application Status: In Plan Review

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: Acknowledged.

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 Application was submitted on 02/16/2021. Application ID: 2021-0015725

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. 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: Update plans to show installation of required vertical side grab bars.

Response: Refer to sheet A402. Required vertical grab bar has been added.

6. 2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code.

Action required: Unable to find mop/utility sink on plans. Clarify.

Response: Refer to sheet A101. Keynote #24 notes location of mop sink.

Fire Plan Review

Reviewed By: Michael Weissenbach Rejected

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 signs in the interior and exterior. Inside 125 Outside 70

Response: Acknowledged. Refer to sheet A105. There are two occupancy signs (IS.15) one located on the vestibule wall in the main dining area and one located at the exterior patio.

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: Confirmed that fire sprinkler system shop drawings qualify for the deferred submittal process. Comment is acknowledged and shop drawings will be submitted. Specifications section 283100 paragraph 1.04 (C) requires the fire alarm designer to develop all fire alarm plans, riser diagram, calculations, and equipment submittal packages required by the AHJ and submit those 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: Acknowledged: Refer to sheet A201.

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 at knoxbox.com. Placement to be made by the FDC.

Response: Acknowledged: GC to coordinate with FDC.

5. 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: Confirmed that fire sprinkler system shop drawings qualify for the deferred submittal process. Comment is acknowledged and shop drawings will be submitted at a later date.

6. 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.

Response: Acknowledged.

7. (Action Required)

Relocate the FDC outside of the patio area.

Response: Refer to sheet C-2 and sheet F101. FDC has been relocated outside the patio area.

8. 2018 IFC 5307.3 Insulated liquid carbon dioxide systems with more than 100 pounds of carbon dioxide used in beverage dispensing applications shall comply with section 5307.3.1

(Action Required)

Provide specs on tanks. More than 100 pounds will require ventilation or gas detection.

Response: CO2 monitoring system and note 18 added to sheet E102. Please reference included cut sheet for proposed equipment information.

9. 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 the gates leading out of the patio area.

Response: Refer to sheet AS10. Panic hardware has been added to both patio gates. See keynote #2.

REVISED DRAWINGS LIST

Civil sheets (Final Development Plans) replaced with drawings that only show the scope of work in our project. Full Final Development Plans submission has been submitted to the city separately under Project Number: PL2021022.

C-1 Site Plan

C-2 Utility Plan

C-3 Grading Plan

AS01

A101

A105

A201

A402

F101

E101

E102

E601

SUPPLEMENTARY DOCUMENTATION

Co2 Tank Specifications