

MAY 4, 2021

**City of Lee's Summit**  
**Development Services Department**  
220 SE Green Street  
Lee's Summit, MO 64063



**RE: Proposed Domino's Pizza Tenant Improvement**  
3544 SW Market Street  
Lee's Summit, MO 64082

**RESPONSE TO CITY COMMENTS:**

**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.  
**PROVIDED BY APPLICANT.**
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.  
**PROVIDED BY APPLICANT.**

**BUILDING PLAN REVIEW**

1. 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: Update code summary to reflect correct construction type which is 5B. This building was retyped several years ago. (Sheets G1.0 & FLS1.0)  
**SHEETS G1.0 & FLS1.0-REVISION DELTA 1-REVISED CONSTRUCTION TYPE PER ABOVE.**
2. 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.  
**NOTED. HEALTH APPROVAL PENDING.**
3. 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.  
**NOTED.**



4. 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 imposed by mechanical equipment.  
***NO ADDITIONAL MECHANICAL EQUIPMENT PLACED ON ROOF.***
5. Unified Development Ordinance Article 8, Section 8.180.F Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened. Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (you may want to consider roof mounted which would be screened by existing parapets)  
***REAR AREA IS FOR EMPLOYEE PARKING AND DELIVERIES ONLY FOR ALL TENANTS. NO CUSTOMER VIEW. EXISTING TENANTS MECHANICAL UNITS ARE NOT SCREENED FROM VIEW FOR THIS REASON. ADJACENT SITE(S) BLOCKED FROM VIEW BY EXISTING 6'-8' EARTHEN BERM. SEE ATTACHED PHOTOS.***
6. 2018 IMC 602.2.1 Materials within plenums. Except as required by Sections 602.2.1.1 through 602.2.1.5, materials within plenums shall be noncombustible or shall be listed and labeled as having a flame spread index of not more than 25 and a smoke-developed index of not more than 50 when tested in accordance with ASTM E84 or UL 723. (see code section for exceptions) Action required: PVC not allowed in plenum. To be field verified.  
***SPACE ABOVE CEILING IS NOT A RETURN AIR PLENUM, AHU-1 IS AN EXISTING UNIT THAT IS VERTICALLY MOUNTED ON THE SLAB AND THE RETURN IS PULLING FROM THE CONDITIONED SPACE.***
7. 2018 IMC 602.1 General. Supply, return, exhaust, relief and ventilation air plenums shall be limited to uninhabited crawl spaces, areas above a ceiling or below the floor, attic spaces, mechanical equipment rooms and the framing cavities addressed in Section 602.3. Plenums shall be limited to one fire area. Air systems shall be ducted from the boundary of the fire area served directly to the air-handling equipment. Fuel-fired appliances shall not be installed within a plenum. Action required: Gas fired furnaces not allowed in plenum. (AHU-1 is not ducted)  
***AHU-1 IS AN EXISTING UNIT THAT IS PULLING ITS RETURN AIR FROM THE CONDITIONED SPACE. ABOVE CEILING IS NOT A RETURN AIR PLENUM.***

#### **FIRE PLAN REVIEW**

1. 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)  
Any modifications to the fire alarm system, provide PE stamped electronic shop drawings to [mike.weissenbach@cityofls.net](mailto:mike.weissenbach@cityofls.net)  
***PROVIDED BY FIRE ALARM CONTRACTOR/ G.C.***

2. 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)

Any modifications to the fire sprinkler system, provide PE stamped electronic shop drawings to [mike.weissenbach@cityofls.net](mailto:mike.weissenbach@cityofls.net) Note: Walk-in cooler will need to be sprinklered.

**PROVIDED BY FIRE SUPPRESSION CONTRACTOR/ G.C.**

3. 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.

**NOTED.**

Thank You,

**Josh Olsen**

SENIOR PROJECT MANAGER







3544





REPUBLIC  
SERVICES  
816-254-1470  
republicservice.com

No Trespassing  
Unauthorized  
Dumping  
Will be Prosecuted