



**ALBERT TAUS
& ASSOCIATES**
ARCHITECTURE•PLANNING
INTERIOR DESIGN•ENGINEERING

May 11, 2021

Attn: Mr. Joe Frogge, Plans Examiner
Lee's Summit Building Department
220 SE Green Street
Lee's Summit, MO 64063

**Re: Dunkin/Baskin Robbins
1100 NE Douglas Street
Lee's Summit, MO 64086**

Dear Mr. Joe Frogge,

Please see our responses below to your comments dated on May 3rd, 2021.

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.
 - a. *See enclosed Business License.*
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.
 - a. *See enclosed General Contractor License.*

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.
 - a. *See enclosed Streets License Tax Application.*
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.
 - a. *Understood.*
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.

a. Understood.

4. 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.

a. See enclosed T1.0 sheet for revised Construction Type.

5. Open space in middle of plan referred to as "training room" on A1.0 but labelled as "proposed tenant" on SP1.0.

a. See enclosed SP1.0 sheet for revised "Proposed Tenant" language as "Training Room."

6. 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 604.5.1.2. 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.

a. Vertical Grab bars should be installed in both Men's and Women's restrooms along with the horizontal grabs per detail 7/A1.2.

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 sign at 66 in main assembly area.

a. Comment to be addressed by others in field.

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)

a. Comment to be addressed by others in field.

3. 2018 IFC 1005.7 Encroachment. Encroachments into the required means of egress width shall be in accordance with the provisions of this section. 1005.7.1 Doors. Doors, when fully opened, shall not reduce the required width by more than 7 inches. Doors in any position shall not reduce the required width by more than one-half.
 - a. *To clarify, the “door” leading from the Baskin Robbins service area to customer area is a half-height (portion of millwork) double action swinging gate. As it is not full height and does not separate or enclose the service area, it is our opinion it does not have to comply with Section 1005.7.1.*
4. 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. (Verified At Inspection)
 - a. *All doors will be equipment with lever and appropriate locking hardware, as well as panic hardware for exterior doors. General Contractor to refer to Dunkin Specifications for exact door hardware.*

Sincerely,

Albert A. Taus R.A., A.I.A., Ncarb (lj)
Albert Taus & Associates
cc: Mr. Hossam Shahin