



PLAN REVIEW CONDITIONS

May 11, 2021

Albert Taus Architects
1187 Morefield Road
Philadelphia, PA 19115

Permit No: PRCOM20212082
Project Title: DUNKIN BASKIN ROBBINS
Project Address: 1100 NE DOUGLAS ST, LEES SUMMIT, MO 64086
Parcel Number: 52910140700000000
Location: DOUGLAS STATION COMMERCIAL PARK LOTS 3-A, 4-A & 5-A---LOT 4-A
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: TENANT FINISH FOR SALE OF DONUTS COFFEE AND ICE CREAM

The following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Fire Plan Review

Reviewed By: Michael Weissenbach

Approved with Conditions

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.

Building Plan Review

Reviewed By: Joe Frogge

Pending

1. 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.

2. 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.

3. 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 analysis to show that this building is a 5B.

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

Action required: Clarify and update plans accordingly.

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: Vertical side grab bar required at water closets. Ref: 10/A8.0 elevation C.

The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.

The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.