



May 12, 2021

Joe Frogge / Michael Weissenbach
Development Service
220 SE Green Street
Lee's Summit, Missouri 64063

Re: Red Door Woodfired Grill - **PRCOM20211738**

Dear Joe, Michael,

The following letter and attached information is offered in response to Plan Review Comments dated April 14, 2021. Please find below our response to Plans Review Comments and associated revised drawings.

Please note, additional interior elevations and interior details sheets have been developed and added to the drawing set since the initial permit set was issued for plans review. Those sheets are included in this resubmittal.

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: So noted.

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: So noted.

Building Plan Review

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: **So noted. Final Development Plan has been approved (Project Number PL2021092).**

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.

Response: **So noted. Drawings have been reviewed by Health, have been revised to address those comments, and have been approved (Your Food Establishment Plan Review application has been approved FTG:0001684).**

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.

Response: **So noted.**

4. Unable to locate where water service enters building.

Action required: Clarify. We need to see backflow and pressure reducing devices as well as a floor drain (or daylight location) for RPZ.

Response: **Refer to C5.0 notes for Fire Service and Domestic Water entering the northwest side of the building from the parking lot. Sheet P102 shows the backflow preventer and RPZ in Mechanical Room on west side of the building, see note 23. Floor drain shown in the mechanical room, see sheet P103.**

5. 2017 NEC Article 110.26 (C)(3) Personnel Doors. Where equipment rated 800 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 25 feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic hardware.

Action required: Provide panic hardware at door out of mechanical room 113.

Response: **Door 113-1 revised to have panic hardware, see sheet A002 Door and Frame Schedule lockset function Emergency Egress and remark 3 for panic hardware.**

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 for the interior at 225. Post occupant load sign in the exterior patio at 56.

Response: **Sheet A104, notes 31 and 32 added for occupant load signs. Interior sign shown to be located at door 101-2, patio sign to be located near east door 127-1.**

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 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: **So noted.**

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: **So noted.**

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: **See A1/A101 keynote 10. Note revised to verify location of Knox Box with Fire Department.**

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: **So noted.**

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: **So noted.**

7. (Action Required) Provide specs on CO2 tank. More than 100 pounds of carbon dioxide will be required to have a gas detection system. 2018 IFC 5307.3

Response: **CO2 tank is located outside. A CO2 gas detection system will be provided at the bag-in-box, type CO2 MK90 Stand-Alone Sensor Base Set. See A1/A104 keynote 33. Product cut sheet attached.**

8. 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 doors 126-1 and 127-1 (Upper and lower patio doors)

Response: **Doors 126-1 and 127-1 revised to have panic hardware, see sheet A002 Door and Frame Schedule lockset function Emergency Egress and remark 3 for panic hardware.**

9. 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 exit/emergency lighting at doors 126-1 and 127-1 (Upper and lower patio doors)

Response: **See sheet E101. Exit sign type X2 and emergency light type NE shown at doors 126-1 and 127-1.**

Attachments

Construction Documents (All Sheets)

CO2 Mk90 Sensors Base Set 2090 (CO2 Sensor product data)