

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

June 18, 2021

WILKUS ARCHITECTS
15 NINTH AVE NORTH
HOPKINS, MN 55343

Permit No: PRCOM20213120
Project Title: WINGSTOP
Project Address: 1041 NE SAM WALTON LN, Unit:D, LEES SUMMIT, MO 64086
Parcel Number: 52840021700000000
Location / Legal: RITTER PLAZA LOT 2 (EX PT IN ROW)
Description:
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: TENANT FINISH FOR RESTAURANT

Revisions Required

One or more departments have not approved the permit and 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 address the comments as requested and provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

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.

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.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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

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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 IPC 802.1 Where required. Food-handling equipment, in other than dwelling units, clear-water waste, humidifiers, dish-washing machines and utensils, pots, pans and dishwashing sinks shall discharge through an indirect waste pipe as specified in Sections 802.1.1 through 802.1.8. Fixtures not required to be indirectly connected by this section and the exception to Section 301.6 shall be directly connected to the plumbing system in accordance with Chapter 7.

Action required: Modify design to show indirect drain at 3-compartment sink. (Detail on sheet P1)

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 sign at 29.

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)
Address exit doors

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 a hood trip test.

4. 2018 IFC 904.11.5- Portable fire extinguishers for commercial cooking equipment. Portable fire extinguishers shall be provided within a 30-foot (9144 mm) travel distance of commercial-type cooking equipment. Cooking equipment involving vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher.
(Verified At Inspection)

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5. 2018 IFC 5307.3

(Action Required)

Provide specs on CO2 tank. If over 100 pounds gas detection will be required.

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