

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

September 03, 2021

Julia Hoban
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Columbus, OH 43215

Permit No: PRCOM20214597
Project Title: CHIPOTLE DRIVE-THRU AND PICKUP
Project Address: 1103 SW OLDHAM PKWY, LEES SUMMIT, MO 64081
Parcel Number: 62140073000000000
Location / Legal: PIZZA HUT ADDITION LOT 1
Description:
Type of Work: NEW TENANT FINISH
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: TENANT FINISH FOR DRIVE-THRU AND PICKUP 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 7-130.4 - 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.

2. 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.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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.

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Action required: Comment is for informational purposes.

2. 2018 IMC 506.3.13.3 Termination location. Exhaust outlets shall be located not less than 10 feet horizontally from parts of the same or contiguous buildings, adjacent buildings and adjacent property lines and shall be located not less than 10 feet above the adjoining grade level. Exhaust outlets shall be located not less than 10 feet horizontally from or not less than 3 feet above air intake openings into any buildings. (see code for exception)

Action required: Relocate grease hood fan to comply.

3. 2018 IMC 506.5.3 Exhaust fan mounting. Up-blast fans serving Type I hoods and installed in a vertical or horizontal position shall be hinged and supplied with a flexible weatherproof electrical cable to permit inspection and cleaning and shall be equipped with a means of restraint to limit the swing of the fan on its hinge. The ductwork shall extend not less than 18 inches above the roof surface.

Action required: Kitchen exhaust fan must be hinged for maintenance.

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 49.

2. 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 on the Type 1 Hood and duct detectors.

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