

October 22, 2021

Lee Summit, MO
Development Services Department
220 SE Green Street
Lee's Summit, MO 64063
816.969.1200

Reference: MOD / Womack – Lee Summit, MO
IP # 2021.0524
Permit # PRCOM20215071
Response to Building Plan Review Comments

To whom it may concern -

Please accept the following in response to comments dated October 5, 2021:

Development Services Comments: Joe Froggee 816.969.1200

- 1. Comment:** 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: **BDH Construction, LLC**
949 Egg Harbor Rd
PO Box 150
Sturgeon Bay, WI 54235
Phone : 920.746.4500
Email : kcarper@bdh.us.com
- 2. Comment:** 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: The GC is still getting bids and has not selected subcontractors. The Development/Construction Manager is requesting to keep in contact with you as they select subcontractors. Below is the Construction Managers contact information and they have yours as well.

Development Manager: Nate Brown, Womack Restaurants

Phone: 812.478.0232 x121

Email: nbrown@womackrestaurants.com

Building Plan Review Comments: Joe Froggee 816.969.1200

1. **Comment:** 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: Understood.

2. **Comment:** 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: Understood.

Fire Plan Review Comments: Michael Weissencach mike.weissenbach@cityofls.net

1. **Comment:** 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 signage at 99 in the interior and 45 on the exterior patio.

Response: Occupant load signage added to plan, See Sheet A-003 - EGRESS, OCCUPANCY, ACCESSIBILITY PLAN for location.

- 2. Comment:** 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 of 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)
Any modifications to the fire alarm system, provide PE stamped electronic shop drawings to mike.weissenbach@cityofls.net
- Response:** **Drawings state Fire Alarm Modifications do not fall under the scope. See Sheet A-001 General Information – Separate Permits #3 “Fire Alarm Modifications”. Shop Drawings for fire alarm systems are not provided by the Architect. GC is to provide shop drawings for Fire Alarm Modifications.**
- 3. Comment:** 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 all exterior doors.
- Response:** **Address Numbers on doors provided by Landlord, GC to verify in field. See added notes on Sheet A002 SITE PLAN.**
- 4. Comment:** 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)
Any modifications to the fire sprinkler system, provide PE stamped electronic shop drawings to mike.weissenbach@cityofls.net

Response: Drawings state Fire Sprinkler Modifications do not fall under the scope. See Sheet A-001 General Information – Separate Permits #2 “Fire Sprinkler Modifications”. Shop Drawings for Fire Sprinkler modifications are not provided by the Architect. GC is to provide shop drawings for Fire Sprinkler Modifications.

5. **Comment:** 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: Understood.

6. **Comment:** Action Required) 2018 IFC 5307.3
Provide specs on tank for CO2. If over 100 pounds gas detection will be required.

Response: See provided spec sheet for CO2. Tank is located at the rear exterior of the building. See Sheet A-132 EQUIPMENT PLAN for location.

7. **Comment:** 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 exterior emergency lighting at the exits.

Response: Existing Exterior Emergency lighting by Landlord, GC to V.I.F. See Sheet A-002 SITE PLAN for location and notes.

Please feel free to contact me if you have any questions or require additional information. If I am not available, Richard Chuk is the Project Manager and will be able to answer your questions.

Sincerely,

INTERPLAN LLC

Destinee Higdon

Destinee Higdon
Permit Lead

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

October 05, 2021

INTERPLAN LLC
604 COURTLAND STREET
ORLANDO, FL 32804

Permit No: PRCOM20215071
Project Title: MOD PIZZA
Project Address: 460 NW CHIPMAN RD, LEES SUMMIT, MO 64086
Parcel Number: 52900036200000000
Location / Legal: SUMMIT ORCHARD LOTS 4A-4E --- LOT 4B
Description:
Type of Work: NEW TENANT FINISH
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: NEW PIZZA 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

DEVELOPMENT SERVICES

from the City of Lee's Summit.

Action required: Comment is for informational purposes.

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Action required: Comment is for informational purposes.

Fire Plan Review

Reviewed By: Michael Weissenbach

Rejected

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Any modifications to the fire alarm system, provide PE stamped electronic shop drawings to mike.weissenbach@cityofls.net

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)

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4. 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)

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DEVELOPMENT SERVICES

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.

6. Action Required)

2018 IFC 5307.3

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

7. 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 exterior emergency lighting at the exits.

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