

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

February 25, 2022

Babcock Design
52 Exchange Place
Salt Lake City, UT 84111

Permit No: PRCOM20220590
Project Title: MO' BETTAHS
Project Address: 520 NW CHIPMAN RD, LEES SUMMIT, MO 64086
Parcel Number: 241167
Location / Legal Description: SUMMIT ORCHARD LOT 4C-1 4C-2 AND 4C-3 CORRECTED SUMMIT ORCHARD LOTS 4A-4E --- LOT 4C-2
Type of Work: NEW COMMERCIAL
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: NEW RESTAURANT WITH DRIVE-THRU

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.

Response: Understood, owner and contractor to follow up on this item.

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 which is where inspection reports will be sent.

Response: Understood, owner and contractor to follow up on this item.

DEVELOPMENT SERVICES**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 from the City of Lee's Summit.

Action required: Comment is for informational purposes.

Response: Understood, owner and contractor to follow up on this item.

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.

Response: Understood, owner and contractor to follow up on this item.

3. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Provide truss package or request deferral.

Response: Truss package added to deferred submittal on sheet G001.

4. 2018 IMC 507.2.6 Clearances for Type I hood. A Type I hood shall be installed with a clearance to combustibles of not less than 18".

Exceptions:

1. Clearance shall not be required from gypsum wallboard or ½ inch or thicker cementitious wallboard attached to noncombustible structures provided that a smooth, cleanable, nonabsorbent and noncombustible material is installed between the hood and the gypsum or cementitious wallboard over an area extending not less than 18 inches in all directions from the hood.
2. Type I hoods listed and labeled for clearances less than 18 inches in accordance with UL 710 shall be installed with the clearances specified by such listings.

Action required: Walls adjacent to and within 18" of Type I hood must be non-combustible. (Including exterior wall at side of hood) Modify design to comply.

Response: See updated sheet A112 with Gyp bd. added to walls as non-combustible material within 18" of both hoods.

5. 2018 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Action required: Provide soils report to justify design assumption of soil bearing capacity of 2,500psf.

Response: Geotech report included along with specifications (page 60-86). Understood, owner and contractor to follow up on this item.

Also available via the link below:

https://babcockdesignarchitecture-my.sharepoint.com/:f/g/personal/jamin_babcockdesign_com/ElrU_Vmi0cFNvA2KQE4voO8BUB9Rgf-4hl7icgGVaeHI0Q?e=bObkqL

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6. Grease interceptor design not found.

Action required: Provide complete design for grease interceptor. (location shown on civil plans but refers to this architectural set for design)

Response: Grease Interceptor called on sheet C6.3. Following revisions made to plumbing sheets.

PE601 – removed previous grease interceptor sizing requirements as they were for a gravity grease interceptor. Moved sizing requirements to sheet PL103 (for a hydro-mechanical grease interceptor as will be installed).

PL103 – Added sizing requirements for hydro-mechanical grease interceptor. Revised associated keynote for grease waste line to space (G.I. shown on civil plans).

7. 2017 NEC Article 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Action required: Provide additional receptacle(s) on roof so all equipment is within 25' of connection.

Response: See updated EP102 showing revised locations of receptacles.

8. 2017 NEC Article 250.50 Grounding Electrode System. All Grounding electrodes as described in 250.52(A)(1) through (A)(7) that are present at each building or structure served shall be bonded together to form the grounding electrodes system. Where none of these grounding electrodes exist, one or more of the grounding electrodes specified in 250.52(A)(4) through (A)(8) shall be installed and used. (see code section for exception)

Action required: Provide complete diagram for grounding scenario at service disconnect.

Response: See updated sheet EP601 showing the revised one-line diagram with the ground bus connections.

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Fire Plan Review

Reviewed By: Ben Hicks

Approved with Conditions

1. 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 hood trip test)

Response: Understood, owner and contractor to follow up on this item.

2. 2018 IFC 1008.3.1 & 3.2 Emergency power for illumination.

The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.

In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following:

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.

Response: Understood, and 'Noted'

2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits.

Response: Understood, and 'Noted'

3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.

Response: Understood, and 'Noted'

(Verified at inspection)

(Provide External illumination at all exits)

Response: See updated sheet ES101 with exterior emergency lighting fixtures added to both exits. Specified option has been added to lighting fixture schedule EL601.

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