

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

May 05, 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: 52900036900000000
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

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

(Verified at inspection)

(Provide External illumination at all exits)

Response: Egress lighting has been added to door at patio. See revised sheet ES101 and EL601.

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.

4/29/22 - acknowledged in letter

Response: Understood. The owner and contractor with 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.

4/29/22 - acknowledged in letter

Response: Understood. The owner and contractor with 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.

4/29/22 - deferred per request

Response: The truss package and calculations are listed as deferred submittals 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.

4/29/22 - wood studs still present. modify design

Response: Incompliance with 2018 IMC section 507.2.6 507.2.6 exception #2, the wall next to perimeter has been modified to provide a stainless-steel panel over 5/8" gyp. bd. over 2.5" metal stud non-combustible furring over 5/8" gyp. bd. See revised sheets G101, A112, A113, A114, A611.

DEVELOPMENT SERVICES

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.

4/29/22 - acknowledged in letter

Response: Understood. The owner and contractor with 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.

4/29/22 - acknowledged in letter

Response: Understood. The owner and contractor with follow up on this item.

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