



**LEE'S SUMMIT**  
MISSOURI



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## FIRE DEPARTMENT

Prevention Division  
(816)969-1300

### PLAN REVIEW CONDITIONS

July 19, 2022

Robert  
Robert@StarDevCorp.com

Permit No: PRCOM20223170  
Project Title: SHELL FOR PANERA BREAD  
Project Address: 1410 NE DOUGLAS ST, LEES SUMMIT, MO 64086  
Parcel Number: 52900023400000000  
Location: OAKVIEW LOTS 1-5---LOT 2  
Type of Work: NEW SHELL BUILDING  
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS  
Description: NEW SHELL FOR FUTURE RESTAURANT WITH DRIVE-THRU

***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 contact the appropriate department regarding clarification of comments.***

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

#### **Fire Plan Review**

**Reviewed By: Jim Eden**

**Rejected**

1. 2018 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

Action required- Move the FE by the bathrooms to the opposite side of the wall.

2. The calculated occupant load for the building is 102. Per the architect, the only fixed seating are the two benches.

Per IFC 903.2.2.2 the building shall be provided with an automatic fire sprinkler system.

3. 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.

Provide shop drawings for review and approval.

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- Provide shop drawings for review and approval.

5. 2018 IFC 508.5.1 -Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

Action required- Show the location of a fire hydrant within 300 of the building and 100 feet of the FDC for the sprinkler system.

#### **Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

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

Action required: Comment is informational. Deferred per request.

2. 2018 IBC 1809.5 Frost protection. Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending below the frost line of the locality;
2. Constructing in accordance with ASCE 32; or
3. Erecting on solid rock.

(see code section for exceptions)

Shallow foundations shall not bear on frozen soil unless such frozen condition is of a permanent character.

Action required: Minimum frost depth is 36". Modify all relevant notes and references on S-series drawings.

3. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Action required: Comment is informational.

4. Light pole base design is incomplete.

Action required: Provide complete design for light pole bases that includes reinforcement information. Also remove "reference only" note.

***The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.***

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