



LEE'S SUMMIT
MISSOURI



FIRE DEPARTMENT

**Prevention Division
(816)969-1300**

PLAN REVIEW CONDITIONS

June 27, 2022

TORGERSON DESIGN PARTNERS
116 N 2ND AVE
OZARK, MO 65721

Permit No: PRCOM20222245
Project Title: 7 BREW COFFEE
Project Address: 1430 NE DOUGLAS ST, LEES SUMMIT, MO 64086
Parcel Number: 52900023500000000
Location: OAKVIEW LOTS 1-5---LOT 3
Type of Work: NEW COMMERCIAL
Occupancy Group: BUSINESS
Description: NEW COFFEE SHOP WITH DRIVE-UP SERVICE

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

Approved

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.
6/27/22 - acknowledged in letter

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.

6/27/22 - acknowledged in letter

4. 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 for informational purposes.

6/27/22 - acknowledged in letter

5. Unified Development Ordinance Article 8, Section 8.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (needs to be by parapet)

6/27/22 - parapets added. Field verify efficacy

6. 2018 IBC 1015.6 Mechanical equipment, systems and devices. Guards shall be provided where various components that require service are located within 10 feet of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches above the floor, roof or grade below. The guard shall extend not less than 30 inches beyond each end of such components. The guard shall be constructed so as to prevent the passage of a sphere 21 inches in diameter.

Action required: Provide fall protection near condensing units.

6/27/22 - resolved by adding anchorage connector - field verify

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.