

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

July 21, 2022

LK Architecture
345 Riverview, Suite 200
Wichita, KS 67203

Permit No: PRCOM20223170
Project Title: SHELL FOR PANERA BREAD
Project Address: 1410 NE DOUGLAS ST, LEES SUMMIT, MO 64086
Parcel Number: 52900023400000000
Location / Legal: OAKVIEW LOTS 1-5---LOT 2
Description:
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

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 company name of the licensed general contractor and an email address & phone number for the on-site contact which is where inspection reports will be sent.

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. (Oliphant not licensed with us)

Building Plan Review

Reviewed By: Joe Frogge

Rejected

DEVELOPMENT SERVICES

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.

5. Future approval will be under the assumption that floor plan layout provided in this submittal doesn't change in such a way that the calculated occupant load does not increase 100 or more in which case a fire suppression system would be required.

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.

DEVELOPMENT SERVICES

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.

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