

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

August 22, 2022

LK Architecture
345 Riverview, Suite 200
Wichita, KS 67203

Permit No: PRCOM20223840
Project Title: PANERA BREAD - TENANT FINISH
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 TENANT FINISH
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: TENANT FINISH FOR 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.

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

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from the City of Lee's Summit.

Action required: Comment is informational.

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 informational.

3. 2018 IBC 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout stories containing group A-2 occupancies and throughout all stories from the group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists.

1. The fire area exceeds 5,000 square feet.
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Action required: Provide fire suppression system or redesign space such that calculated occupant load does not exceed 100.

Fire Plan Review

Reviewed By: Jim Eden

Rejected

2. 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.

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Action required- Move the FE near the restrooms to near an exit door in a conspicuous location.

3. Show the configuration of the patio and its gates.

4. The Life Safety Plan indicates a proposed sprinkler riser. Confirm the building is not going to be sprinklered.

6. All exterior work to comply with the Final Development Plan

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