

Date: August 24, 2022

Commercial Building Plans Examiner  
Panera-Lee's Summit Shell-Response - LKA-PRCOM20223170

RE: Plan Review Comments  
Panera-Lee's Summit Shell-Response - LKA-PRCOM20223170

Mr. Joe Frogge,

I have identified the responses to the plan review. We have attached the plan revisions to address the corrections.

Attached are the two documents needing AOR and Owner signatures.  
We are uploading an entire new set of plans since the title block has been adjusted to accurately reflect our job number on each sheet.

The plan comments responses are as follows:

Comment #1:  
Owner is currently bidding the project with a licensed general contractor.

Comment #2  
General Contractor will list the MEP subcontractors.

**Building Plan Review:**

**Comment 1:**  
Trussed will be a deferred submittal.

**Comment 2:**  
2. Frost Protection: Per 2018 IBC, foundations and other permanent supports shall be protected from frost.

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

**Response:**  
**Frost depth has been updated on structural drawings to be 36" minimum.**

**Comment 4:**  
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.

**Response:**  
**Base Detail updated on sheet E02.**

**Fire Plan Review:**

**Comment 1:**

Fire extinguisher has been relocated.

**Comment 2:**

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.

**Response:**

**Calculated occupant load is actually 90. No fire sprinkler required.**

**Comment 3:**

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.

**Response:**

**Occupant load is less than 300. Fire alarm not required for A2 use group per IBC 907.2.1.**

**Comment 4:**

This will be a deferred submittal.

**Comment 5:**

This should have been addressed on the site plan review of the civil set.

Let me know if you need anything further for your plan review.

Sincerely,

**Caty Gaboian, Associate AIA**

Program Director



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