



February 16, 2023

Report Date: January 30, 2023

Permit No: PRCOM20230174

Address: 316 SE Douglas St., Lee's Summit, MO 64063

Project: Arcade Alley – Outdoor Space

**RE: Response to City Comment *Plan Review Conditions* report dated January 30<sup>th</sup>, 2023.**

Attached you will find our responses and associated revisions to your review comments that have occurred since our original submittal.

Development Services Department: 816.969.1200

Fire Department: 816.969.1300

Licensed Contractors

Reviewed By: Joe Frogge

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.

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.

**Response: Concur. General contractor has not been selected as of yet but will be provided prior to picking up permit.**

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.

MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

**Response: Concur. General contractor has not been selected as of yet but will be provided prior to picking up permit.**

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Building Plan Review

Reviewed By: Joe Frogge

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

**Response: Comment is informational.**

2. 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.

**Response:** Comment is informational.

3. 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.

**Response:** Comment is informational.

4. 2018 IBC 2902.2 Separate Facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. (See code for exceptions)

Use of non-gendered restroom will require submission and approval of Codes Modification Request. (Justification being that it complies with 2021 code which we haven't adopted)

**Response:** Please refer to the attached Code Modification Form for review/approval.

5. 2018 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Provide soils report to justify design assumption of soil bearing capacity greater than 2,000psf. (3,000 shown on S001)

**Response:** Client is in the process of obtaining a soils report at one of the foundation locations to confirm design intent.

6. 2018 IBC 1109.12.3 Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

Provide accessible portion of Order/Service Counter. RE: ICC/ANSI A117.1 section 904.3 for dimensions.

**Response:** Re: Sheet A301, detail F5 for updated ADA counter height clearance.

7. 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.

Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section.

**Response:** There is one new RTU that will be placed on the existing roof structure. The existing roof screen will be modified and moved west to accommodate the new unit. The new exhaust on the sloped roof will not be screened. Re: M201 and M301 for updated screen detail.

8. 2018 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official.

Provide engineer's report to verify that existing roof structure will support additional load at new hvac equipment.

**Response:** We have reviewed the existing structure and determined the existing joist and deck will support the weight of the new unit.

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Fire Plan Review

Reviewed By: Ben Hicks

1. 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.

For changes to alarm system submit PE stamped drawings to Lee's Summit Fire Department.

**Response:** Concur. This will be a deferred submittal.

2. 2018 IFC 609.2- Where required. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

For owner provided fixed equipment submit specs for hood suppression system.

**Response:** Concur. This will be a differed submittal.

3. 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.

For changes to fire suppression system submit PE stamped drawings to Lee's Summit Fire Dept.

**Response:** Concur. This will be a deferred submittal.

4. 2018 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

Call 816-969-1300 to schedule alarm/ sprinkler/ hood testing.

**Response:** Concur.

5. 2018 IFC 904.11.5- Portable fire extinguishers for commercial cooking equipment. Portable fire extinguishers shall be provided within a 30-foot (9144 mm) travel distance of commercial-type cooking equipment. Cooking equipment involving vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher.

Class K extinguisher needs to be provided for kitchen. Verified at inspection.

**Response:**

**Re: Sheets G003, A101, and A401 for fire extinguisher location/type.**

6. 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.

Fire extinguisher placement must follow guidelines of IFC 2018, not the Wisconsin Fire Prevention Code.

**Response:** Re: Sheet G003 for updated fire extinguisher note.

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Additional Items:

**Response:** Addendum items have been included into City Comments. Refer to sheets S102, S303, A201, A202, and FD201 for updates to the relocation of an RTU unit and T.O.S. Bar and B.O.S. – Bar height elevation change.

End of comments.

If you have any questions, please let me know.  
Best Regards,

**Jason Ingram**  
Associate  
collins | webb ARCHITECTURE