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**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

March 30, 2023

Gensler  
229 E. Houston St., Suite 200  
san antonio, TX 78205

Permit No: PRCOM20223975  
Project Title: WHATABURGER M 150 HWY  
Project Address: 204 SW M 150 HWY, LEES SUMMIT, MO 64082  
Parcel Number: 70400040302300000  
Location / Legal: SEC-30 TWP-47 RNG-31---PT SE 1/4 SE 1/4 DAF: BEG SE COR SD 1/4 1/4 TH N 87 DEG 50 MIN  
Description: 20 SEC W 142.1 281.92' TH LF CUR RAD 20' ARC 31.19' TH S 2 DEG 24 MIN 25 SEC W 190.86'  
TH N 88 DEG 42 MIN 31 SEC W  
Type of Work: NEW COMMERCIAL  
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS  
Description: NEW FAST FOOD 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 upload the revised documents and /or additional information to the application through the online portal. 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.

9/20/22 - referred to G1.0 but unable to locate info

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.

9/20/22 - Acknowledged in letter.

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**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. 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.  
9/20/22 - 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 informational.  
9/20/22 - Acknowledged in letter.

3. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Provide roof truss package or request deferral.  
9/20/22 - Deferred per request

4. 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 informational.

5. 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: Modify footing sections to show that bottoms of all footings will be protected by at least 36" of soil.

6. Site lighting design incomplete.

Action required: Provide light pole base detail.

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Rejected**

1. Recalculate the occupant load. For assembly occupancies, non-fixed seating is calculated at 15 sq. ft./person and waiting/standing areas at 5 sq.ft./person. The calculated occupant using these factors will exceed 100 occupants.

2. 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

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Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

2. The fire area has an occupant load of 100 or more.

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.

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.

5. 2018 IFC 1010.1.9 Door operations. Except as specifically permitted by this section, egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

Action required- The front entry door shall be provided with a thumb latch. Double keyed deadbolts are not allowed.

6. 2018 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

Action required- Order from Knoxbox.com and mount 6' AFF above the FDC.

7. 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 testing.

8. Provide specifications for the hoods and Ansul system, including location of controls/pull stations .

9. 2018 IFC 1008.3.1 & 3.2 Emergency power for illumination.

The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following:

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits.
3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for

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buildings required to have two or more exits.

Action required- Provide exterior emergency lighting at the exits.

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