



April 17, 2023

Lee's Summit Missouri Development Services
220 SE Green Street
Lee's Summit, Missouri 64063
Permit No. PRCOM20231099

**RE: Response to plan review report dated March 30, 2023
John Knox Village - Restaurant**

Below you will find our responses to your review comments.

Tenant Finish/Remodel (Commercial) Review

Licensed Contractors

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.

Response:

- Project is currently being bid, no contractor assigned at this time. Deferred until contractor is selected.

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.

Response:

- Project is currently being bid, no contractor assigned at this time. Deferred until contractor is selected.



Building Plan Review

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 from the City of Lee's Summit.

Action required: Comment is informational.

Response:

- N/A

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.

Response:

- N/A

Fire Plan Review

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.

Action required- Provide alarm shop drawings for review and approval to devservices.cityofls.net

Response:

- **Deferred until subcontractor is selected.**

2. 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 to devservices.cityofls.net

Response:

- **Deferred until subcontractor is selected.**



3. 2018 IFC 901.6- Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Not required fire protection systems and equipment shall be inspected, tested and maintained or removed.

Information only- The existing sprinkler system shall have documentation of a current annual inspection.

Response:

- N/A

4. Provide panic hardware on door 110C.

Response:

- Added panic hardware to Remarks section of Door Schedule for door 110C.

End of comments.

If you have any questions, please let me know.

Best Regards,

Jacinta Stecklein

Associate | IIDA | NCIDQ | WELL AP
collins | webb ARCHITECTURE