



April 17, 2023

Joe Frogge  
Plans Examiner  
City of Lee's Summit, MO

Subject: WHATABURGER M 150 HWY  
204 SW M 150 HWY, LEES SUMMIT, MO 64082  
Response to Building Permit Review Comments  
Permit#: PRCOM20223975

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Below is the design team's response to the comments provided for the above-mentioned project on March 30, 2023.

#### **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.  
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

**Design Team's Response: Pinnacle Construction Inc. Kyle Murtfeld Cell: (712) 242-8623 | Office: (712) 527-9745 [kylem@pinconstr.com](mailto:kylem@pinconstr.com)**

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.

#### **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.  
Action required: Comment is informational.  
9/20/22 - Acknowledged in letter.



**Design Team's Response: Design drawings have been revised to respond to Final Development Plan's comments. Added two bump outs to the drive thru façade per Final Development Plan's comments. See sheets C3.0, S1.1,S1.2,S2.2, S3.1, A1.1, A1.3, A1.4, A2.1, A2.2,A2.4,A4.3**

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.

**Design Team's Response: See sheet S3.1 for modified footing sections.**

6. Site lighting design incomplete.  
Action required: Provide light pole base detail.

**Design Team's Response: See detail D4 on Sheet S5.1**

#### **Fire Plan Review**

Reviewed By: Jim Eden

**Design Team's Comment: Per conversation with Jim Eden, Sheet G1.0 has been updated to show correct occupant calculations.**

1. 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. Hood suppression plans.

**Design Team's Response: The fire protection drawings are a deferred item. A licensed fire protection contractor shall provide shop drawings and calculations that are required to be submitted for the fire protection systems for review and approval.**

2. 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.

**Design Team's Response: See sheet A0.3 for addition of thumb turns.**

3. 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.

**Design Team's Response: See sheet A2.1 for location of Knox box. Building does not have FDC.**

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 testing.

**Design Team's Response: A licensed fire alarm installer shall schedule any testing and notify the fire code official.**

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

**Design Team's Response: This is a deferred item. A licensed fire suppression contractor will provide specifications for review and approval.**

6. 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 buildings required to have two or more exits.

Action required- Provide exterior emergency lighting at the exits.

**Design Team's Response: Sheet E2.1 already indicates compliance with the requirement for battery-backed emergency lighting that is either unswitched (selected interior lights) or (for exterior lights providing egress lighting) is switchable in normal mode but automatically comes ON during a power outage by use of a UL 924 relay. Please note that Detail A2 on Sheet E2.1 shows this arrangement for the canopy lights.**

Thank you