



July 25, 2023

Development Services Department  
220 SE Green Street  
Lee's Summit, MO 64063  
Permit No. PRCOM20233057

RE: **Response to plan review report dated July 7, 2023**  
**Johnny Jo's Pizzeria – Commercial Building Permit Application**

To whom it may concern,  
Attached you will find our responses to your review comments.

**Fire Plan Review:**

1. (Comment 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 shop drawings for alarm system modifications, including relay for the Type 1 hood system.

**Response:**

-Sub-contractor deferred for approval.

2. (Comment 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.

Action Required: Provide a Type 1 hood system.

**Response:**

- Comment resolved with city and fire department's Jim Eden. Ref. to email on 07/25/23 at 9:45am. Type 1 hood is not required. Proceeding with Type 2 hood.

3. (Comment 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.

Action Required: Provide shop drawings for sprinkler system modifications.



**Response:**

**-Sub-contractor deferred for approval.**

4. (Comment 4) – 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.

Action Required: Provide a K-class extinguisher at the manual pull for the hood system.

**Response:**

**-Noted.**

5. (Comment 5) – 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed, and maintained in accordance with this section and NFPA 10. Verified at inspection.

**Response:**

**- Noted.**

**Building Plan Review**

1. (Comment 1) – A one-time impact fee in the form of a license tax must be collected before occupancy can be granted. Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will be provided during that stage of your approval process.

Action required: Comment is for informational purposes. After credit for previous ??? occupant the fee will be \$5,651.25

**Response:**

**- Noted.**

2. (Comment 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.

Action required: Comment is informational.

**Response:**

**-Noted.**

3. (Comment 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.

Action required: Comment is informational.



**Response:**

- Noted.

4. (Comment 4) – ICC A117.1 Section 904.3 Sales and service counters and windows. Sales and service counters and windows shall comply with Section 904.3.1 and either 904.3.2 or 904.3.3. Where counters are provided, the accessible portion of the countertop shall extend the same depth as the public portion of the sales and service countertop provided for standing customers. (see code for exception) 904.3.1 Vertical barriers. At service windows or service counters, any vertical barrier between service personnel and customers shall be at a height of 43 inches maximum above the floor. (see code for exception regarding security glazing) 904.3.2 Parallel Approach. A portion of the public use side of the counter surface 36 inches minimum in length and 26 inches minimum and 36 inches maximum in height above the floor shall be provided. A clear floor space positioned for a parallel approach adjacent to the accessible counter shall be provided. The space between the accessible counter surface and any projecting objects above the accessible counter shall be 12 inches minimum. (see code for exception) 904.3.3 Forward Approach. A portion of the public use side of the counter surface 30 inches minimum in length and 36 inches maximum in height above the floor shall be provided. A clear floor space positioned for a forward approach to the accessible counter shall be provided. Knee and toe clearance complying with Section 306 shall be provided under the accessible counter. The space between the accessible counter surface and any projecting objects above the accessible counter shall be 12" minimum.

Action required: Provide at least 36 linear inches of accessible service counter. (30" shown at front of front counter - unable to find height of pass thru counter)

**Response:**

- Noted. Height located on A101/A6.

5. (Comment 5) – 2018 IMC 506.4.2 Type II terminations. Exhaust outlets serving Type II hoods shall terminate in accordance with the hood manufacturer's installation instructions and shall comply with all of the following: 1. Exhaust outlets shall terminate not less than 3 feet (914 mm) in any direction from openings into the building. 2. Outlets shall terminate not less than 10 feet (3048 mm) from property lines or buildings on the same lot. 3. Outlets shall terminate not less than 10 feet (3048 mm) above grade. 4. Outlets that terminate above a roof shall terminate not less than 30 inches (762 mm) above the roof surface. 5. Outlets shall terminate not less than 30 inches (762 mm) from exterior vertical walls 6. Outlets shall be protected against local weather conditions. 7. Outlets shall not be directed onto walkways. 8. Outlets shall meet the provisions for exterior wall opening protectives in accordance with the International Building Code.

Action required: Relocate fan to comply.

**Response:**

- Exhaust fan relocated to meet clearance requirements on Sheet M201. Refer to Keynote 2 and Note 1 on the FAN SCHEDULE for more information.



All the comments have been addressed. A revised set of plans has been submitted along with this response letter and supporting documents.

End of comments.

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

A handwritten signature in black ink, appearing to read 'CHuttinger', is written over a light grey circular background.

**Chandler Huttinger**  
Associate  
collins | webb ARCHITECTURE