



Design with Purpose. Build with Confidence.

February 15, 2024

City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

**RE: Casey's #4291
1620 SW M 150 Hwy
Lee's Summit, MO 64082**

The purpose of this letter is to reply to Permit Review Comments received 11/28/2023 for the above referenced Project. Our responses are as follows:

Licensed contractors, reviewed by Joe Frogge

Comment 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 email address & phone number for the on-site contact which is where the inspection reports will be sent.

Response). Acknowledged. Contractor information will be provided to the City prior to issuance of the building permit.

Comment 2). Lee's Summit Code of Ordinance, Section 7-130.4 – Business License. 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 the permit. Provide company names of licensed MEP contractors.

Response). Acknowledged. Contractor information will be provided to the City prior to issuance of the building permit.

Building Plan Review, reviewed by Joe Frogge

Comment 1). A one-time impact fee in the form of a licensed 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 state of your approval process.

Action required: Comment is for informational purposes. The fee will be \$90,807.75.

Response). Acknowledged.

Comment 2). All development applications shall be subject to CPTED review and recommendations. The application of CPTED concepts and strategies is site specific and the level of review shall be determined on a case-by-case basis. Some requests during development review will require mandatory compliance. Others will be strongly encouraged but compliance will be voluntary. Mandatory compliance elements will be addressed in Article 9 "Uses with Conditions". Section 8.340. CPTED Uses Specified the following uses have been classified as "Uses with Conditions" per Article 9 of this Chapter, having been determined with a tendency toward an increased risk of crime. Specific conditions for such uses are found in Article 9 and shall be required to be met prior to receiving any zoning approval, business license or approval to occupy any commercial space.

1. Bank/Financial Services
2. Bank Drive-Thru Facility
3. Check Cashing and Payday Loan Business
4. Convenience Store (C-Store)
5. Financial Services with Drive-up Window or Drive-Thru Facility
6. Pawn Shop
7. Title Loan Business, if performing on site cash transactions with \$500 or more in cash on hand.
8. Unattended self-serve gas pumps
9. Unsecured Loan Business
10. Other similar uses shall meet the same standards as above.

Action required: Submit drawings or detailed report/spec to demonstrate compliance. A separate review for CPTED requirements must be performed. Permit will not be issued until CPTED review is approved.

Response). Acknowledged.

3. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 797-7162. 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). Jackson County has reviewed and approved the project drawings.

4. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 797-7162. 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). Jackson County has reviewed and approved the project drawings.

5. Engineered truss package was not provided at the time of permit application.

Action Required: Provide truss package or request deferral.

Response). Request that the truss package be a deferred submittal by the General Contractor prior to placing truss order.

6. Canopy design package not provided at the time of permit application.

Action Required: Provide canopy designs or request deferral.

Response). Canopy designs included with this resubmission.

7. 2018 IBC 1704.2 Special Inspections. Where application is made for construction as described in this section, the owner or registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in the Lee's Summit Code of Ordinances Chapter 7 (see code section for exceptions)

Action Required: Amend special inspections list on S-001 to include wood trusses per IBC 1705.5.2.

Response). S-001 has been amended as required.

8. 2018 IPC Water Pressure reducing valve or regulator. Where water pressure within a building exceeds 80 PSI static, an approved water-pressure reducing valve conforming to ASSE 1003 or CSA B356 with strainer shall be installed to reduce the pressure in the building water distribution piping to not greater than 80 PSI static.

Action Required: Informational: Water Department will require RPZ backflow device at water supply service entry regardless of measured pressure. (Noted as conditional on plans).

Response). Acknowledged. Sheets P102 and P701 instruct contractor to install pressure reducing valve when PSI exceeds 80 PSI.

Fire Plan Review, reviewed by Jim Eden

Comment 1). 2018 IFC 505.1 – Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building, each door shall be addressed, Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4" (102mm) high with a stroke width of 0.5 inch (12.7mm).

Verified at inspection.

Response). Acknowledged. Building address is noted as 6" wide vinyl address numbers, located above front door. See sheet A-201.

Comment 2). 2018 IFC 901.5 – Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant system, 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 testing.

Call (816) 969-1300

Response). Acknowledged.

Comment 3). The fire department shall witness UST and fuel piping tests. Call (816) 969-1300 to schedule.

Response). Acknowledged.

Comment 4). If propane exchange is to be conducted on site, complete Hazardous Materials Permit application and include a site plan showing cage location. Bollards may be required.

Response). Acknowledged.

Comment 5). Provide information on the UST's and piping and MDNR approval letter.

Response). Please see QF sheets for additional information on UST's and Piping. Please see MDNR email indicating "We can send the letter of notification but cannot do so until we receive a New Install Notice. This can be submitted by Casey's, but typically is submitted by the installer. Some outside entities use this as an "approval" but technically that is not what it is". Once construction has started and MDNR has received the new install notice, this letter will be issued to the AHJ.

Comment 6). 5307.3 Insulated liquid carbon dioxide systems used in beverage dispensing applications. Insulated liquid carbon dioxide systems with more than 100 pounds (45.4 kg) of carbon dioxide used in beverage dispensing applications shall comply with 5307.3.1.

5307.3.1 Ventilation. Where insulated carbon dioxide storage tanks, cylinders, piping and equipment are located indoors, rooms or areas containing storage tanks, cylinders piping and equipment, and other areas where a leak of carbon dioxide is expected to accumulate, shall be provided with mechanical ventilation in accordance with Section 5004.3 and designed to maintain the room containing carbon dioxide at a negative pressure in relation to the surrounding area.

Exception: A gas detection system complying with Section 5307.3.2 shall be permitted in lieu of mechanical ventilation.

Provide information on the carbon dioxide beverage system shown on the building elevation drawings.

Response: M-101 has been revised to include gas detection system as permitted by code.

Comment 7). 2303.2 Emergency disconnect switches. An approved emergency disconnect switch shall be provided at an approved location to stop the transfer of fuel to the fuel dispensers in the event of a fuel spill or other emergency. The emergency disconnect switch for the exterior fuel dispensers shall be provided with ready access and shall be located within 100' (30,480 mm) of but not less than 20 feet (6096 mm) from the fuel dispensers. For interior fuel-dispensing operations, the emergency disconnect switch shall be provided with ready access and be installed at an approved location. Such devices shall be distinctly labeled as: EMERGENCY FUEL SHUTOFF. Signs shall be provided in approved locations.

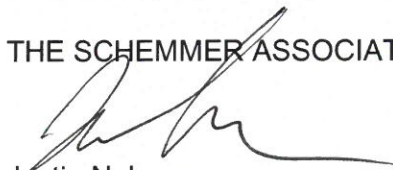
Show the location of the exterior fuel shut-off.

Response: See Code Plan Keyed Note 8 on sheet G-011.

If you have any further questions or need any further clarifications on the items above, please feel free to contact me at (402) 431-6315 or via email at JNelson@schemmer.com.

Respectfully Submitted,

THE SCHEMMER ASSOCIATES INC.



Justin Nelson
Project Manager