



May 31, 2024  
Development Services  
220 SE Green Street  
Lee's Summit, MO 64063  
P: 816.969.1200

ATTENTION: -

RE: Andy's Frozen Custard #204 – Lee's Summit  
630 NW Chipman Rd  
Lee's Summit, MO 64086  
Application Number: PRCOM20242275

Dear Plan Reviewer,

Modifications have been made to the drawings dated May 1, 2024, based on the correction comments received on 5/24/24 via DS PR Corrections Document.

#### Licensed Contractors

1. LC General Contractors - 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 the name, email address & phone number for the on-site contact which is where inspection reports will be sent.

Hufft – acknowledged, thank you. This project will go to bid soon, and we will be able to provide the company name and contact for the licensed general contractor once determined.

2. LC MEP Subs - 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.

Hufft – acknowledged, thank you. This project will go to bid soon, and we will be able to provide the company name and contact for the licensed general contractor once determined.

#### Building Plan Review

1. Final Development Plan - 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.

Hufft – acknowledged, thank you.

2. IBC 502.1 - Address Identification - 2018 IBC 502.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of 1/2 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained. Action required: This site has been assigned the address 630 NW Chipman Rd. Please inform your client and update your records (including drawings, reports, etc).

**Hufft - Address identification has been added to the Chipman Road façade show on detail A301. The address has been updated on the cover page G000 and title block.**

3. License Tax Payment - 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. The fee will be \$27,175.50

**Hufft – acknowledged, thank you.**

4. Health Dept Review - 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.

**Hufft – acknowledged, thank you. We will make an application.**

5. Health Dept Inspection - For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health 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.

**Hufft – acknowledged, thank you.**

6. IMC 507.3 Type II hoods where required - 2018 IMC 507.3 Type II hoods. Type II hoods shall be installed above dishwashers and appliances that produce heat or moisture and do not produce grease or smoke as a result of the cooking process, except where the heat and moisture loads from such appliances are incorporated into the HVAC system design or into the design of a separate removal system. (see code section for more specific requirements) Action required: Provide hood over oven. (or provide verification that oven is listed as "ventless" and that the hvac system has been sized to compensate for heat and moisture)

**RTM Engineering – The Oven shown is ventless and the load has been accounted for in the HVAC loads.**

7. Misc - Unable to read drawing as text is gibberish. Action required: Re-print what appears to be a reflected ceiling plan between sheets A104 & 301. (sheet 34 of 77)

**Hufft – re-printed sheets of A104 & A301 included.**

8. IMC 606.2.1 Duct detector - 2018 IMC 606.2.1 Return air systems. Smoke detectors shall be installed in return air systems with a design capacity greater than 2,000 cfm, in the return air duct or plenum upstream of any filters, exhaust air connections, outdoor air connections, or decontamination equipment and appliances. Exception: Smoke detectors are not required in the return air system

where all portions of the building served by the air distribution system are protected by area smoke detectors connected to a fire alarm system in accordance with the International Fire Code. The area smoke detection system shall comply with Section 606.4. Action required: Provide return air duct mounted smoke detector.

**RTM Engineering – Duct smoke detector and fan shut down relay are shown on sheet E3.**

9. IPC 708.1 Cleanouts required - 2018 IPC 708.1 Cleanouts Required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11. 2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout access. Action required: Provide cleanouts near where waste piping leaves footprint of building.

**RTM Engineering – See revised full-sized sheet for added finish grade cleanouts on drawings P1 & P2.**

10. IPC 604.8 Water pressure reducing valve - 2018 IPC 604.8 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: Provide pressure reducing valve at water entry. (Our Water Department requires PRV installation in all locations regardless of pressure)

**RTM Engineering – Provide pressure reducing valve per utility requirements on drawing P3**

## Fire Plan Review

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 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Verified at inspection.

**Hufft - Address identification has been added to the Chipman Road façade show on detail A301. The address has been updated on the cover page G000 and title block.**

2. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10. Provide a minimum of one 2A,10B,C fire extinguisher in the provided cabinet. Verified at inspection.

**Hufft – fire extinguisher note included on A101.**

3. 2018 IFC 907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with their code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection. Duct detector shall be provided for the RTU with a remote reset/annunciator in the inhabited space of the building. Verified at inspection.

**RTM Engineering – Duct smoke detector and fan shut down relay are shown on sheet E3.**

4. For information only- The access lane for the three lots shall be completed at time of occupancy.

Hufft – acknowledged, thank you.

All changes have been clouded on the plans and shall be submitted online in a single PDF along with this response letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey Kloch', with a stylized, flowing script.

Jeffrey Kloch AIA  
Hufft

Reference Attachments:

G000	Cover Sheet
A101	Floor Plan
A104	Roof Plan
A301	Elevations
P1	Underground Plumbing Plan
P2	1 <sup>st</sup> Floor Plumbing Plan
P3	Plumbing Details and Schedules
Address update on all drawings.	