

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

February 04, 2025

CHIPMAN DESIGN ARCHITECTURE
1350 E TOUHY AVE FIRST FLOOR EAST
DES PLAINES, IL 60018

Permit No: PRCOM20250182
Project Title: CHICK-FIL-A
Project Address: 1025 SW JEFFERSON ST, LEES SUMMIT, MO 64081
Parcel Number: 61500036300000000
Location / Legal: LELANDS COMMERCIAL PARK LOT 1
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: NEW RESTAURANT WITH DINE IN AND DRIVE THRU

Revisions Required

One or more departments have not approved the permit and the following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and upload the revised documents and /or additional information to the application through the online portal. Please contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

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 the name, email address & phone number for the on-site contact.

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.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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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.

2. A one-time impact fee in the form of an excise 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 informational. After credit for previous mercantile occupant the fee will be \$57,684.00 (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).

3. A demolition permits are required to remove existing buildings.

Action required: Comment is informational.

4. Health Department Inspection (food)

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.

Fire Plan Review

Reviewed By: Craig Hill

Approved with Conditions

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 deferred submittal for alarm system.

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 deferred submittal for protection system.

The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.