

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

July 24, 2025

DAVIDSON ARCHITECTURE & ENGINEERING  
4301 INDIAN CREEK PKWY  
OVERLAND PARK, KS 66207

Permit No: PRCOM20252978  
Project Title: GOODMAN - HVAC WAREHOUSE STORAGE  
Project Address: 2716 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064  
Parcel Number: 52240060300000000  
Location / Legal: LAKEWOOD BUSINESS CENTER ON I-470 - PLAT P---LOT 16  
Description:  
Type of Work: CHANGE OF TENANT  
Occupancy Group:  
Description: HVAC WAREHOUSE STORAGE - BULK OF WORK IS DEMO TO OPEN UP WAREHOUSE SPACE -  
SOME ELECTRICAL WORK TO VERIFY EXISTING BAY LIGHTING IS FUNCTIONAL

***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

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. Lee's Summit Code Of Ordinances 7-137. - Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in two (2) or more sets with each application for a permit. A registered design professional licensed by the State of Missouri shall prepare the construction documents. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the State of Missouri.

Action required: Plans are required to be sealed/signed by MO State architect or engineer.

2. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Provide code analysis.

3. Inadequate information to complete review.

Action required: Provide MEP designs or detailed scopes of work.

**DEVELOPMENT SERVICES**

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Rejected**

1. 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. (InHome Systems not currently licensed with us)

**Fire Plan Review**

**Reviewed By: Craig Hill**

**Rejected**

1. Provide racking and storage plans to comply with the 2018 International Fire Code Section. The open area storage shall be arranged so that it does not obstruct required fire department access or hinder the operation of fire protection systems, such as sprinklers, it should also not impede the safe exiting of the occupants of the building.

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