

CITY OF LEE'S SUMMIT
Development Services Department
220 SE Green Street
Lee's Summit, MO 64063
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OnlinePortal at DEVSERVICES.CITYOFLS.NET

Inspection Summary

Permit #: PRCOM20235733

Address: 209 SE GREEN ST, LEES SUMMIT, MO 64063209 SE GREEN ST, Unit:IR, LEES SUMMIT, MO 64063

This work has been inspected and the inspection results noted below. Please schedule inspections once all corrective actions have been completed. Do not cover any work until approved.

Inspection:	Inspector:	Outcome:	Date:
Occupancy Inspection - Codes Commercial	Mark Harding	Failed	Tuesday, July 29, 2025

Corrective Action Required:

1	Miscellaneous Correction	-Complete corrections for all other departments: See individual reports for correction items revised 7/29/25 MH Courtyard area: -South "faded stairs" require min 4" rise and compliant handrails on each side. Also would need to comply with IBC 1011.5.4.1 See comments from 7/29 -"Piano stairs" require min 4" rise at all treads including to the landing. Slope not permitted to be greater than 2 percent in any direction See comments from 7/29 -Guardrails at raised seating areas required to be min 42" affSee comments from 7/29 -North ramp requires handrails on both sides of ramp. Existing handrail is non compliant in height, extensions and 1.5" min clearance Marketplace Building: -Provide address at building -Sinks not permitted over 34" aff at restrooms See comments from 7/29
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-Complete all bathroom partitions
-Mirrors at restrooms not permitted above 40" aff to reflective surface;See comments from 7/29

-Protruding objects above 27" not permitted to be greater than 4" into path at TVs;; to be completed.

-Protruding objects above 27" not permitted to be greater than 4" into path at east water fountains, to be completed.

-Remove all trash, material and debris from rooftop

-Paint metallic gas lines at rooftop

-Secure all LFMC within 12" of boxes on roof

-Label all mechanical units on rooftop

-Stairs required to have 80" vertical clearance at rooftop; see CMR or clarification.

-Thresholds between existing East City Hall doors and new exterior landing must comply with 1010.1.7 where over 1/4" elevation change

-Exterior receptacles in wet locations required to have an enclosure that is weatherproof with the plug inserted; install bubble cover or inuse cover.

Corrective Action Required:

2 Misc

AS per Aimee Nassif this is part of the inspection report that was amended 7/28/2025

including the other items that on previous list.

Corrective Action Required:

3 Misc

Outstanding Items/Pending

1)Changes in Level. The sidewalk that abuts the egress doors at City Hall has a threshold that is too high and needs to be corrected.

2)Height of the Decorative Wall at the Viewing Areas. As a "guard" this was built too low (at 36"; should be 42"). A guard is required to protect a walking surface/pathway. A CMR was submitted which was denied based on the argument provided in the CMR. Staff is amenable to considering other methods for compliance, but has not received anything from the Contractor at this time.

3)Handrails at Curved Ramp. IBC requires the curved ramp to have a handrail on both sides and at appropriate elevations. A CMR was submitted and denied based on the argument provided in the CMR. Staff is amenable to considering other methods for compliance, but has not received anything from the Contractor at this time.

4)Restroom Sink Counter. Counter is installed too high. For IBC compliance, as long as the minimum amount of accessible fixtures is a max of 34", then other features can be higher. In this instance, 1 sink in each restroom satisfies compliance (2% of the required number of fixtures). 4 required, 1 per restroom.

Completed Decisions

5)Accessible Mirrors. Contractor needs to install one full length mirror. Doing

so will meet the intent of the IBC for accessibility purposes. Revis plans showing the accessible mirror and location of sinks.

6)Faded Stairs. There were issues with the stair geometries. Codes Administration and Building Inspection team met on site with Contractor to discuss. The Design Professional presented a fix to Codes Administration which was accepted. Requirements were to paint the steps to provide higher visibility, add an additional handrail, and install a large planter at the slope's landing to avoid a fading stair next to a fading stair. This will route pedestrians to use the stairs between the 2 handrails.

7)Piano Stairs. Currently does not meet IBC. Applicant has been advised this must be replaced. Decision was made that the hazard does not rise to the level that the stairs can't be used on a temporary basis. Decision has also been made that as soon as the grand opening is over, this area will be roped off until re-construction is completed to achieve code compliance.

Comments: