

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

August 29, 2025

Foundation Architect  
740 Marks Road  
Valley City, OH 44208

Permit No: PRCOM20253506  
Project Title: SONNYS  
Project Address: 2201 NE TOWN CENTRE BLVD, LEES SUMMIT, MO 64064  
Parcel Number: 52500022800000000  
Location / Legal: TOWN CENTRE LOGISTICS LOT 1 & TRACT A---LOT 1  
Description:  
Type of Work: NEW TENANT FINISH  
Occupancy Group: STORAGE, MODERATE HAZARD  
Description: SONNYS - NEW TENANT FINISH FOR OFFICE AND WAREHOUSE DISTRIBUTION FOR CARWASH SOAP

***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**

**Approved**

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. 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. The fee will be \$5,126.00

2. 2018 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. the building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

Action required: Amend Fire Protection and Life Safety Code Analysis to show correct construction type which is 5B.

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3. The size of this space is at the upper limits of square footage of allowable hazardous storage.

Action required: Comment is informational. Please inform building owner that additional hazardous storage will not be allowed in this building.

4. Inadequate information to complete review.

Action required: Provide nail/screw patterns for fire rated assemblies.

5. 2018 IMC 502.3 Battery-charging areas for powered industrial trucks and equipment.

Ventilation shall be provided in an approved manner in battery-charging areas for powered industrial trucks and equipment to prevent a dangerous accumulation of flammable gases.

Action required: Provide exhaust system at battery chargers.

6. 2018 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official.

Action required: Provide engineer's report to verify that existing roof structure will support additional load imposed by new roof mounted equipment.

7. Unified Development Ordinance Article 8, Section 8.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Provide verification that parapets are tall enough to fully screen roof mounted equipment.

8. 2018 IBC 1016.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section.

Item 5. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes. (See code section for additional items and exceptions)

Action required: Remove exit sign that directs emergency egress from office into warehouse.

**Fire Plan Review**

**Reviewed By: Craig Hill**

**Rejected**

1. Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas and the area served are accessory to one or the other, are not a Group H occupancy and provide a discernible path of egress travel to an exit.

Action required: Remove exit sign that directs emergency egress from office into warehouse.

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2. 309.4 Ventilation. Ventilation shall be provided in an approved manner in battery-charging areas to prevent a dangerous accumulation of flammable gases.

Action required: Provide exhaust system at battery charging area.

3. 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 fire alarm system.

4. 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 fire 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.***