

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

September 19, 2025

Clayton Ward - North Oak Safety Storage
<NO STREET ADDRESS>

Permit No: PRCOM20253443
Project Title: KC SWAGGER - NEW EDGE BASEBALL
Project Address: 2605 NE MCBAIN DR, LEES SUMMIT, MO 64064
Parcel Number: 52240020300000000
Location / Legal: I-470 BUSINESS & TECHNOLOGY CENTER---LOT 10
Description:
Type of Work: NEW TENANT FINISH
Occupancy Group: STORAGE, MODERATE HAZARD
Description: TENANT FINISH - EXPANDING BASEBALL TRAINING FACILITY INTO ADJACENT SPACE

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. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Provide cost estimate. Not allowed to be \$0.00.

2. Lee's Summit Code Of Ordinances 7-137. - Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted digitally 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: Plan must be sealed/signed.

3. 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.

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Action required: Provide complete code analysis.

4. 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 \$TBD

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: Confirm alarm notification in the space.

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