

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

December 16, 2025

SELECTIVE SITE CONSULTANTS, INC  
7171 W 95TH ST. SUITE 600  
OVERLAND PARK, KS 66212

Permit No: PRCOM20255330  
Project Title: NEW TELECOMMUNICATIONS TOWER TO SERVE - LEE'S SUMMIT JOINT OPERATIONS FACILITY  
  
Project Address: 2 NE TUDOR RD  
Parcel Number:  
Location / Legal Description: NEW LEES SUMMIT POLICE & COURT FACILITY---LOT 1A (EX THAT PT TAKEN FOR ROW)  
Type of Work: NEW COMMERCIAL  
Occupancy Group: UTILITY, MISCELLANEOUS  
Description: LEE'S SUMMIT JOINT OPERATIONS FACILITY - NEW TELECOMMUNICATIONS TOWER AND SHELTER BUILDING

***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. 2018 IBC 502.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of ½ inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

Action required: Comment is informational. The address assigned to this project is 2 NE Tudor Rd.

3. 2018 IBC 1809.5 Frost protection. Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending below the frost line of the locality;
2. Constructing in accordance with ASCE 32; or
3. Erecting on solid rock.

(see code section for exceptions)

Shallow foundations shall not bear on frozen soil unless such frozen condition is of a permanent character.

Action required: Amend sheets A-4.0 in Hayden Tower plans & S-1 in Shelter Drawings to show minimum frost protection depth of 36". (measured to grade, not top of slab.)

4. Inadequate information.

Action required: Provide detail as to how tower will be anchored to its base.

5. 2018 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Action required: Geotech report must be sealed/signed by engineer of record and must not be marked as 'draft.'

6. All plans submitted for review on or after April 1, 2019 shall be designed to the requirements of the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Fire Code, 2017 National Electric Code and the ICC/ANSI A117.1-2009 as amended and adopted by the City of Lee's Summit.

Action required: Amend Code Compliance block on sheet T-1 to show correct code cycle years.

**Fire Plan Review**

**Reviewed By: Craig Hill**

**Approved**

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