

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

January 06, 2026

SAI Architecture
210 Park Ave
Columbia, MO 65203

Permit No: PRCOM20255131
Project Title: INTRINSIC DEVELOPMENT - NEW TENANT FINISH FOR OFFICE SPACE
Project Address: 221 NE ALURA WAY, Unit:209, LEES SUMMIT, MO 64064
Parcel Number: 52400220400000000
Location / Legal: VILLAGE AT DISCOVERY PARK---LOT 1
Description:
Type of Work: NEW TENANT FINISH
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: INTRINSIC DEVELOPMENT - NEW TENANT FINISH FOR OFFICE SPACE
**Address has been assigned - 221 NE ALURA WAY, UNIT:208

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

Fire Plan Review

Reviewed By: Craig Hill

Rejected

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: Provide deferred submittal for fire alarm system.

2. 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.

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3. 2018 IFC 1006.2.1 Egress based on occupant load and common path of egress travel distance. Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1. The cumulative occupant load from adjacent rooms, areas or spaces shall be determined in accordance with Section 1004.2.

Action required: 100' max common path of travel exceeded. Modify designs to comply.

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 \$22,992.75
1/2/2026 - Acknowledged in letter.

2. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: Addressing scenario has changed for this building. This building has been assigned the base address or 221 NE Alura Way but the individual suites have not been assigned. We will inform you of that decision once it is made.

1/2/2026 - Acknowledged in letter. We are unable to accommodate tenant's request for suite 200.

Tenant suite has been designate 209.

Full address: 221 NE Alura Way, Unit:209

5. 2018 IBC 1006.2.1 Egress based on occupant load and common path of egress travel distance. Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1. The cumulative occupant load from adjacent rooms, areas or spaces shall be determined in accordance with Section 1004.2. (see code for special requirements for foyers, lobbies, vestibules, and care suites in I-2 occupancies)

Action required: 100' max common path of travel exceeded. Modify designs to comply.

1/2/2026 - Common path of travel from inside offices ends at Common Hall. As designed, the split interior exiting leads to the same room/area.

7. 2018 IBC 1010.1.2 Door swing. Egress doors shall be of the pivoted or side-hinged swinging type. Exceptions: (See code for exceptions.)

Action required: Provide compliant door at Conf 102.

1/2/2026 - Assuming you are using exception 6 which states, "In other than Group H occupancies, special purpose horizontal sliding, accordion or folding door assemblies complying with Section 1010.1.4.3." you will need to provide verification that the door complies with all 8 criteria notes in 1010.1.4.3.

Licensed Contractors

Reviewed By: Joe Frogge

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.