

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

January 20, 2026

Kevin Campbell - Dev Inc
8807 Monrovia St.
Lenexa, KS 66215

Permit No: PRCOM20245463
Project Title: ASSOCIATED PLASTIC SURGEONS
Project Address: 2701 NE MCBAINE DR, Unit:IR, LEES SUMMIT, MO 640642701 NE MCBAINE DR, LEES SUMMIT, MO 64064
Parcel Number: 52200011500000000
Location / Legal: I-470 BUSINESS & TECHNOLOGY CENTER---LOT 7
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: BUSINESS
Description: ASSOCIATED PLASTIC SURGEONS - NEW MEDICAL BUILDING
STOP WORK ORDER generated on 01/20/2026 12:00 AM by username 'Nick Scott'.

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

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. A one-time impact fee in the form of a license/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 for informational purposes. The fee will be \$33,841.50. (\$31,605.25 before 900sf add) 3/27/2025 - Acknowledged in letter.

2. This permit is now for construction of entire project, not just the shell. A permit fee of \$6,498.24 has been added and must be paid prior to commencement of tenant improvement work.

Action required: Comment is informational.

3. 2018 IBC 2902.2 Separate Facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. (see code for exceptions)

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Action required: Label restrooms and lockers per gender or file for CMR requesting to use 2021+ code cycle which allows coed restrooms.

4. 2018 IBC 703.2 Fire-resistance ratings. The fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E 119 or UL 263 or in accordance with Section 703.3. The fire-resistance rating of penetrations and fire-resistant joint systems shall be determined in accordance Sections 714 and 715, respectively.

2018 IBC 703.7 Marking and identification. Where there is an accessible concealed floor, floor-ceiling or attic space, fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in the concealed space. Such identification shall:

1. Be located within 15 feet of the end of each wall and at intervals not exceeding 30 feet measured horizontally along the wall or partition.
2. Include lettering not less than 3 inches in height with a minimum 3/8 inch stroke in a contrasting color incorporating the suggested wording, "FIRE AND/OR SMOKE BARRIER – PROTECT ALL OPENINGS," or other wording.

Action required: Specify fire rating for doors 51, 52, 54, 56, 57, and 61.

5. 2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4.

2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches.

2018 1209.2.2 Walls and partitions. Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Action required: Specify compliant wall finish materials at mop sinks. If paint, it must be epoxy based.

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