

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

September 23, 2015

LUXE ARCHITECTS  
10528 CHEROKEE LN  
LEAWOOD, KS 66210

Permit No: PRCOM20152145  
Project Title: UPS WHITE BOX AT RAINTREE VILLAGE CENTER  
Project Address: 833 SW LEMANS LN, LEES SUMMIT, MO 64082  
Parcel Number: 70920019500000000  
Location: RAINTREE LAKE VILLAGE LOTS 1-6 & TR A ---LOT 6  
Type of Work: ALTERATION COMMERCIAL  
Occupancy Group: NOT APPLICABLE  
Description: ALTERATION TO CONVERT INTO WHITE BOX - OCCUPANCY TO BE GRANTED AT FUTURE  
TENANT FINISH

***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 provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.***

Planning and Codes Administration (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 name of the licensed general contractor.

2. 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. Excerpt from Sec. 7-130, Lees Summit Code of Ordinances.

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**

**Approved with Conditions**

1. 2012 IPC 403.1 – Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1. types of occupancies not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Occupancy classification shall be determined in accordance with the International Building Code.

---

**CODES ADMINISTRATION**

Action required: Comment is for informational purposes. It may be deemed necessary to install a service sink prior to issuing subsequent tenant finish permit. At this point it is assumed that floor will be carpeted. If this is not the intent, a service sink is required.

**Fire Plan Review****Reviewed By: Joe Dir****Approved with Conditions**

1. 2012 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building , each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

POST THE NUMERIC ADDRESS OF THE SUITE ON THE EXTERIOR OF BOTH FRONT AND BACK DOORS. VERIFIED AT INSPECTION.

2. 2012 IFC 901.6- Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Not required fire protection systems and equipment shall be inspected, tested and maintained or removed.

FIRE SPRINKLER SYSTEM IS TO BE CURRENT WITHIN ONE YEAR OF THE LAST INSPECTION / SERVICE OF THE SYSTEM. VERIFIED AT INSPECTION.

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