

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

October 25, 2017

John Wisniewski Architect, LLC
4320 SE Furlong Dr.
Lee's Summit, MO 64082

Permit No: PRCOM20173173
Project Title: SUMMIT BANK OF KANSAS CITY
Project Address: 1150 NE DOUGLAS ST, LEES SUMMIT, MO 64086
Parcel Number: 52910140100000000
Location: DOUGLAS STATION COMMERCIAL PARK LOTS 1-10 & TR A---LOT 2 (EX PT IN ROW)
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: INTERIOR ALTERATIONS TO EXISTING BUILDING AND ALTERATION TO EXISTING DRIVE-THRU CANOPY

**invite police to final - Officers Carmen Spaeth and Scott Doumitt

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.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

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).

ACTION REQUIRED: (verified at inspection)

The numeric address shall be readable from the addressed roadway (Douglas)

2. 2012 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

ACTION REQUIRED: (verified at inspection)

The mechanical room is not a conspicuous location, readily available location, on a normal path of travel. Three fire extinguishers are not required for the square footage of this business. relocate the extinguisher or discontinue it.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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1. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment is for informational purposes.
10/23/17 - acknowledged in letter

2. Section 7.330. CPTED Review Requirement.

All development applications shall be subject to CPTED review and recommendations. The application of CPTED concepts and strategies is site specific and the level of review shall be determined on a case by case basis. Some requests during development review will require mandatory compliance. Others will be strongly encouraged but compliance will be voluntary. Mandatory compliance elements will be addressed in Article 9 "Uses with Conditions".

Section 7.340. CPTED Uses Specified The following uses have been classified as "Uses with Conditions" per Article 9 of this Chapter, having been determined with a tendency toward an increased risk of crime,. Specific conditions for such uses are found in Article 9 and shall be required to be met prior to receiving any zoning approval, business license or approval to occupy any commercial space.

1. Bank/Financial Services
2. Bank Drive-Thru Facility
3. Check Cashing and Payday Loan Business
4. Convenience Store (C-Store)
5. Financial Services with Drive-up Window or Drive-Thru Facility
6. Pawn Shop
7. Title Loan Business, if performing on site cash transactions with \$500 or more in cash on hand
8. Unattended self-serve gas pumps
9. Unsecured Loan Business
10. Other similar uses shall meet the same standards as the above

Action required: Submit drawings or detailed report/spec to demonstrate compliance. A separate review for CPTED requirements must be performed. Permit will not be issued until CPTED review is approved.
10/23/17 - report provided. to be field verified

4. ICC A117.1-2009 Section 404.2.3.2 Swinging Doors. Swinging doors shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Modify design to provide the minimum 18" clearance at the latch side of doors #5 & #6.
10/23/17 - acknowledged in letter. Modify drawings to demonstrate compliance.

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

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 Electrical Contractor.**

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