

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

February 11, 2019

EXCEL CONSTRUCTORS, INC  
8041 W 47TH ST  
OVERLAND PARK, KS 66203

Permit No: PRCOM20190276  
Project Title: LEES SUMMIT SURGICAL CENTER  
Project Address: 2801 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064  
Parcel Number: 52200013900000000  
Location / Legal: I-470 BUSINESS & TECHNOLOGY CENTER LOT 15A---LOT 15A  
Description:  
Type of Work: PARTIAL COMMERCIAL  
Occupancy Group: BUSINESS  
Description: FOUNDATION AND UNDERSLAB PLUMBING FOR NEW BUILDING FOR OUTPATIENT SURGICAL,  
SPORTS TRAINING, AND SPORTS REHAB  
RE:PRCOM20190274 FOR FULL PERMIT

***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

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Approved**

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. This review is for the foundation and underslab plumbing portion of a future project. Complete set of documents have not been reviewed and will not be commented on until after receipt of hvac and electrical designs.

Action required: Comment is for informational purposes only.

2. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Square footage information in question. 1st and 2nd levels have very similar areas but that doesn't seem consistent with parts of upper floor plan that are open to below. Clarify.

3. 2012 IBC 501.2 – Premises identification. New and existing buildings shall have approved numbers or letters. Each character shall not be less than 3 inches high with a minimum stroke width of 0.5 inch. They should be installed on a contrasting background and be plainly legible and visible from the street or road fronting the property. When required by

**DEVELOPMENT SERVICES**

the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers and letters shall be Arabic numbers or alphabetical letters. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address numbers shall be maintained. In multi-tenant commercial buildings where tenants have multiple entrances located on different sides of the building, each door shall be addressed. Address characters shall be capable of being illuminated by an internal or external lighting source.

Action required: Comment is for informational purposes. There is no need to update any documents at this time. We have assigned this project the address of 2801 NE Independence Ave. (some of your documents use 2861)

4. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Provide project cost for foundation and under slab plumbing.

5. 2012 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Not Required**

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