



**PLAN REVIEW CONDITIONS**

October 10, 2019

KEVIN HIGDON CONSTRUCTION, LLC  
P O BOX 847  
LEES SUMMIT, MO 64063

Permit No: PRCOM20183479  
Project Title: KEVIN HIGDON CONSTRUCTION  
Project Address: 1450 SE BROADWAY DR, LEES SUMMIT, MO 64081  
Parcel Number: 61720124600000000  
Location: NEWBERRY LANDINGS FIRST PLAT---LOT 293  
Type of Work: NEW COMMERCIAL  
Occupancy Group: STORAGE, MODERATE HAZARD  
Description: WAREHOUSE WITH OFFICE

***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 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**

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

2. 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)  
Address shall be readable from the roadway (Broadway)

4. 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)  
Provide one 2A-10BC fire extinguisher for every 3,000 sq ft of useable space. To be located on normal paths of travel close to an exit.

8. Egress lighting

ACTION REQUIRED:Emergency lighting needs to be added in the following areas

(1) On the exterior of all egress doors.

**Fire Plan Review**

**Reviewed By: Michael Weissenbach**

**Approved with Conditions**

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ACTION REQUIRED: (verified at inspection)

Provide one 2A-10BC fire extinguisher for every 3,000 sq ft of useable space. To be located on normal paths of travel close to an exit.

3. Egress lighting

ACTION REQUIRED:(Verified At Inspection)Emergency lighting needs to be added in the following areas

(1) On the exterior of all egress doors.

***The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.***

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