

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

March 30, 2020

COLLINS WEBB ARCHITECTURE LLC
13 SW 3RD ST, Unit A
LEES SUMMIT, MO 64063

Permit No: PRCOM20200790
Project Title: 3RD STREET DISPENSARY
Project Address: 510 SW 3RD ST, LEES SUMMIT, MO 64063
Parcel Number: 61330140800000000
Location / Legal Description: SECTION 06 TWN5HP 47 RANGE 31 ALL THAT PT OF SW 1/4 OF SEC 6, DAF, BEG AT A PT
113.52' W OF THSE COR OF SD 1/4 SEC, TH N 180.00', TH W 121.98', TH S 180.00' TO TH S LI
OF SD SW 1/4, TH E
Type of Work: CHANGE OF TENANT
Occupancy Group: MERCANTILE
Description: CANNABIS DISPENSARY

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

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. 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 MEP contractors. (Ridgeway Plumbing not licensed)

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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.

DEVELOPMENT SERVICES

Action required: Comment is for informational purposes.

3. 2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses 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.

Action required: Provide drinking fountain or approved alternate.

4. Coordinate all door hardware with Fire Department prior to installation.

Action required: Comment is for informational purposes.

5. Unable to verify plumbing materials.

Action required: Provide pipe material schedule or spec.

6. 2017 NEC Article 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (10) shall have ground-fault circuit-interrupter protection for personnel.

- (1) Bathrooms
- (2) Kitchens
- (3) Rooftops
- (4) Outdoors
- (5) Sinks - where receptacles are installed within 6 feet of the outside edge of the sink.
- (6) Indoor wet locations
- (7) Locker rooms with associated showering facilities
- (8) Garages, service bays, and similar areas other than vehicle exhibition halls and showrooms.
- (9) Crawl spaces – at or below grade level.
- (10) Unfinished portions or areas of the basement not intended as habitable rooms.
(refer to code for exceptions)

Action required: Modify drawings to show that all receptacles in basement will be GFCI protected.

Fire Plan Review

Reviewed By: Michael Weissenbach

Approved with Conditions

1. 2018 IFC 1010.1.9 Door operations. Except as specifically permitted by this section, egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.
(Verified At Inspection)

2. 2018 IFC 1008.1 Illumination required. The means of egress, shall be illuminated at all times the building space served by the means of egress is occupied.
(Action Required)
Provide exterior emergency lighting at exit door X105.

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