

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

July 27, 2020

DEGASPERI & ASSOCIATES ARCHITECTURE
6240 WEST 135TH STREET STE 200
OVERLAND PARK, KS 66223

Permit No: PRCOM20201993
Project Title: COUNTRY CLUB BANK
Project Address: 32 SE 3RD ST, LEES SUMMIT, MO 64063
Parcel Number: 61340213200000000
Location / Legal: LEES SUMMIT TOWN OF E 62' OF LOTS 1 & 2 & E 62' OF N 14' LOT 3 & W 20.5' OF E 62' LOT 3
Description: BLK 3
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR BANK OFFICES

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: Michael Weissenbach

Rejected

1. 2018 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).

(Verified At Inspection)

2. (Action Required)

1. Provide complete MEP plans to be reviewed.
2. Exterior emergency lighting including exit signage at front entrance.
3. Exit signage for rear exit.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. Incomplete submittal.

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Action required: Provide complete MEP designs. "Design Build" is acceptable but must be submitted at the same time. We will not review separately as the trades can and do affect each other.

2. 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.

4. This tenant finish permit is associated with an incomplete shell permit.

Action required: Comment is for informational purposes. Occupancy will not be granted for the tenant prior to completion of shell permit.

5. 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: Update code analysis to show type IIIB construction. (separate types only allowable when separated by fire walls)

6. ICC A117.1 Section 404.2.3.2 Swinging Doors and gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Provide minimum 18" clearance at latch side of door out of Mother's Room 117.

7. As a result of CPTED security review our Police Department has suggested that it would be better to switch the office on the north side of the vestibule and the lobby where the vestibule would open and customers would enter straight through, on the north side so everyone in the building could see who was coming in.

Action required: Comment is for informational purposes. Change is not required.

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.

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