



### **PLAN REVIEW CONDITIONS**

October 21, 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: 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  
BLK 3  
Type of Work: CHANGE OF TENANT  
Occupancy Group: BUSINESS  
Description: TENANT FINISH FOR BANK OFFICES

***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

#### **Fire Plan Review**

**Reviewed By: Michael Weissenbach**

**Approved with Conditions**

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)

3. 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.

(Verified At Inspection)

Provide exterior emergency lighting at exit doors.

#### **Building Plan Review**

**Reviewed By: Joe Frogge**

**Pending**

1. Incomplete submittal.

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.

3. 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.

4. 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)

5. 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.

6. 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.

***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.***