

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

October 23, 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 Description: 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
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

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

Rejected

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.

DEVELOPMENT SERVICES

Action required: Comment is for informational purposes.

10/23/20 - acknowledged in letter.

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.

10/23/20 - acknowledged in letter.

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.

7. Unified Development Ordinance Article 8, Section 8.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section.

8. 2018 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official.

Action required: Provide engineer's report to verify that existing roof structure will support additional load or design to compensate.

9. 2017 NEC Article 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Action required: Provide convenience receptacle within 25' of new roof mounted equipment.

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.

10/23/20 - acknowledged in letter.

DEVELOPMENT SERVICES

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.

10/23/20 - acknowledged in letter.

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