

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

May 13, 2021

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

Permit No: PRCOM20212445  
Project Title: VOGUE CONDOS - EXTERIOR RENOVATIONS  
Project Address: 319 SE DOUGLAS ST, LEES SUMMIT, MO 64063  
Parcel Number: 61230182900000000  
Location / Legal: VOGUE CONDOMINIUMS REPLAT---TRACT A  
Description:  
Type of Work: ALTERATION COMMERCIAL  
Occupancy Group: RESIDENTIAL, MULTI-FAMILY  
Description: EXTERIOR RENOVATIONS TO FACE OF EXISTING STRUCTURE - INCLUDES MARQUEE AND ROOF ALTERATIONS AS WELL AS ADDING CANOPIES

***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 and an email address for the on-site contact.

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 name of licensed electrical contractor.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

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**DEVELOPMENT SERVICES**

1. An exterior renovation permit is required for all exterior work in the Downtown Core Area when the Article 8 design standards of the UDO apply, but the preliminary and final development plan review processes of Article 5 do not apply. Please provide a completed exterior renovation permit application and necessary documentation as required by the UDO.

Action required: Comment is for informational purposes.

**Fire Plan Review**

**Reviewed By: Michael Weissenbach**

**Rejected**

1. 2018 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

(Informational Purposes)

Any modifications to the fire alarm system, provide PE stamped electronic shop drawings to [mike.weissenbach@cityofls.net](mailto:mike.weissenbach@cityofls.net)

2. 2018 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.

(Informational Purposes)

Any modifications to the fire sprinkler system, provide PE stamped electronic shop drawings to [mike.weissenbach@cityofls.net](mailto:mike.weissenbach@cityofls.net)

3. 2018 IFC 903.1.2.1 Balconies and Decks.

(Action Required)

Provide sprinkler protection under the canopies.

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