

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

May 24, 2021

IDesign Drafting
1499 Bircham Rd
Louisville, KY 40245

Permit No: PRCOM20212613
Project Title: BUFF CITY SOAP
Project Address: 2050 NW LOWENSTEIN DR, Unit:C, LEES SUMMIT, MO 64081
Parcel Number: 51800042200000000
Location / Legal Description: STREETS OF WEST PRYOR LOTS 1-14 & TRACTS A-D---LOT 3
Type of Work: NEW TENANT FINISH
Occupancy Group: MERCANTILE
Description: TENANT FINISH FOR SALES OF SOAP PRODUCTS

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 7-130.4 - 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.

2. 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.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 2018 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. the building elements shall have a

DEVELOPMENT SERVICES

fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

Action required: Update Building Code Design Data to show correct construction type which is 5B.

2. Unable to determine pipe materials.

Action required: Provide pipe material schedule that includes waste, vent, and NG.

3. Electrical power riser diagram doesn't match diagram provided at shell building construction.

Action required: Coordinate electric service design with existing conditions and update new diagram accordingly.

4. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: Provide verification that this tenant will be suite C as submitted. Shell construction indicates 3 suites with the middle suite being B. Designs provided look like this is the middle suite.

Fire Plan Review

Reviewed By: Michael Weissenbach

Approved with Conditions

1. (Informational Purposes)

1. Knox Box is not required.

2. Building is not sprinkled.

2. 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)

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