

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

June 18, 2021

HMN ARCHITECTS  
7400 W 110TH ST, SUITE 200  
OVERLAND PARK, KS 66210

Permit No: PRCOM20213122  
Project Title: DEER BROOK PLAZA - FACADE REMODEL  
Project Address: 1121 NE RICE RD, LEES SUMMIT, MO 64086 1151 NE RICE RD, LEES SUMMIT, MO 64086  
Parcel Number: 52810032200000000  
Location / Legal: MINOR SUB OF TR A, REPLAT OF LOT 2 DEERBROOK COMMERCIAL PARK LOT 4  
Description:  
Type of Work: ALTERATION COMMERCIAL  
Occupancy Group:  
Description: FACADE REMODEL - PERMIT IS FOR FRAMING AND ELECTRICAL

***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

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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 Code Information to reflect correct building type which is 5B.

**(Given that this is a minor fix and the only comment, I can alter the plan with your permission/direction)**

**Fire Plan Review**

**Reviewed By: Michael Weissenbach**

**Approved**

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