

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

September 07, 2021

DEV INC
8807 MONROVIA ST
LENEXA, KS 66215

Permit No: PRCOM20214290
Project Title: LAKEWOOD ORTHODONTICS
Project Address: 1399 NE DOUGLAS ST, LEES SUMMIT, MO 64086
Parcel Number: 52910150100000000
Location / Legal: DOUGLAS SQUARE CENTER LOTS 1-6---BLK 2 LOT 5
Description:
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR ORTHODONTIST CLINIC

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 407.3- Identification. Individual containers of hazardous materials, cartons or packages shall be marked or labeled in accordance with applicable federal regulations. Buildings, rooms and spaces containing hazardous materials shall be identified by hazard warning signs in accordance with Section 5003.5.

(Verified At Inspection)

Provide labeling for the x-ray area.

2. 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)

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 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.

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Action required: Minimum 18" required at latch side of door #112 between Hall and Waiting.
9/7/21 - Door #112 still not compliant.

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. (Magnum not currently licensed.)

9/7/21 - 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.