

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

September 08, 2021

SCHARHAG ARCHITECTS
6247 BROOKSIDE BLVD STE 204
KANSAS CITY, MO 64113

Permit No: PRCOM20214669
Project Title: OAKVIEW LOT 3 SHELL
Project Address: 1430 NE DOUGLAS ST, LEES SUMMIT, MO 64086
Parcel Number: 52900023500000000
Location / Legal: OAKVIEW LOTS 1-5---LOT 3
Description:
Type of Work: NEW SHELL BUILDING
Occupancy Group: UNCLASSIFIED
Description: NEW SHELL BUILDING WITH DRIVE-THRU FOR FUTURE TENANTS

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 names of licensed MEP contractors.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

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Action required: Comment is for informational purposes.

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.

Action required: Comment is for informational purposes.

3. 2018 IBC 1015.7 Roof access. Guards shall be provided where the roof hatch opening is located within 10 feet of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches above the floor, roof or grade below. The guard shall be constructed so as to prevent the passage of a sphere 21 inches in diameter. (see code for exception)

Action required: Comment is for informational purposes. If parapets near roof hatch are not at least 42" tall additional guards would be required. To be field verified.

4. 2018 IMC 507.2.6 Clearances for Type I hood. A Type I hood shall be installed with a clearance to combustibles of not less than 18".

Exceptions:

1. Clearance shall not be required from gypsum wallboard or ½ inch or thicker cementitious wallboard attached to noncombustible structures provided that a smooth, cleanable, nonabsorbent and noncombustible material is installed between the hood and the gypsum or cementitious wallboard over an area extending not less than 18 inches in all directions from the hood.
2. Type I hoods listed and labeled for clearances less than 18 inches in accordance with UL 710 shall be installed with the clearances specified by such listings.

Action required: Comment is for informational purposes. Consider non-combustible wall construction in locations likely to support Type I grease hood in future restaurant.

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.