

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

November 22, 2021

GUY GRONBERG ARCHITECTS  
113 SE 3RD ST  
LEES SUMMIT, MO 64063

Permit No: PRCOM20215963  
Project Title: SANO ORTHOPEDICS - OFFICE EXPANSION  
Project Address: 2861 NE INDEPENDENCE AVE, Unit:201, LEES SUMMIT, MO 64064  
Parcel Number: 52200013900000000  
Location / Legal: I-470 BUSINESS & TECHNOLOGY CENTER LOT 15A---LOT 15A  
Description:  
Type of Work: NEW TENANT FINISH  
Occupancy Group: BUSINESS  
Description: EXPANSION OF EXISTING ORHOPEDICS OFFICE INTO ADJACENT SHELL SPACE

***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.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. Inadequate information to complete review.

Provide the following:

- Complete MEP design. (design build acceptable but drawings must be submitted together.)
- Complete design for exterior patio including connection/flashing at roof structure below. (or request deferral)
- Structural evaluation of existing
- Approval of external materials must be approved by our Planning Department. (not a separate process, just an FYI)
- Elevation drawing of canopy and patio.
- Header design (or equivalent) for new door penetration of exterior wall.

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2. 2018 IBC 1016.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section. Item 5. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes. (See code section for additional items and exceptions)

Action required: Modify design to comply. Exit through unfinished area not allowed.

3. 2018 IBC 1103.1 Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

Action required: Make patio fully accessible.

4. 2018 IBC 1015.3 Height. Required guards shall not be less than 42 inches high, measured vertically as follows:

1. From the adjacent walking surfaces.
2. On stairways, and stepped aisles, from the line connecting the leading edges of the tread nosings.
3. On ramps and ramped aisles, from the ramp surface at the guard.

(See code section for possible exceptions.)

Action required: Demonstrate that fall from patio to roof is 30" or less. If not, guard must be minimum 42" tall.

**Fire Plan Review**

**Reviewed By: Michael Weissenbach**

**Approved with Conditions**

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.

(Action Required)

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.

(Action Required)

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 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

(Informational Purposes)

Call (816)969-1300 to schedule testing.

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