

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

January 27, 2022

Crossed Swords Engineering
1619 NE OAK TREE DR
LEES SUMMIT, MO 64086

Permit No: PRCOM20220206
Project Title: EAA CHAPTER 91 - KITCHEN RENOVATION
Project Address: 2750 NE DOUGLAS ST, LEES SUMMIT, MO 64064
Parcel Number: 217214
Location / Legal: LEES SUMMIT AIRPORT LOTS 1-4 --- LOT 1
Description:
Type of Work: ALTERATION COMMERCIAL
Occupancy Group: STORAGE, MODERATE HAZARD
Description: ALTERATIONS TO EXISTING KITCHEN

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 which is where inspection reports will be sent.

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. 2018 IPC 802.1 Where required. Food-handling equipment, in other than dwelling units, clear-water waste, humidifiers, dish-washing machines and utensils, pots, pans and dishwashing sinks shall discharge through an indirect waste pipe as

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specified in Sections 802.1.1 through 802.1.8. Fixtures not required to be indirectly connected by this section and the exception to Section 301.6 shall be directly connected to the plumbing system in accordance with Chapter 7.

Action required: Modify design to show indirect connection at 3-compartment sink waste.

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

1. It appears that provisions are being made for a commercial kitchen. All cooking appliances shall be protected in accordance with the 2018 IFC. 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.