

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

February 01, 2022

DALLENBACH COLE
12035 COLWICK, SUITE 200
SAN ANTONIO, TX 78216

Permit No: PRCOM20214832
Project Title: LAKEWOOD SELF STORAGE
Project Address: 4101 NE PORT DR, LEES SUMMIT, MO 64064
Parcel Number: 43600038800000000
Location / Legal: LAKEWOOD BUSINESS PARK LOT 33A & LOTS 34-36---LOT 35
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: STORAGE, MODERATE HAZARD
Description: NEW SELF STORAGE BUILDING

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: Jim Eden	Approved
Building Plan Review	Reviewed By: Joe Frogge	Rejected

2. Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

Action required: Comment is for informational purposes.
1/28/22 - acknowledged in letter

3. Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector.

Action required: Comment is for informational purposes.
1/28/22 - acknowledged in letter

4. Elevator Safety Act and Rules 701.361 - Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

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Action required: Comment is for informational purposes.

1/28/22 - acknowledged in letter

8. Unified Development Ordinance Article 8, Section 8.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (parapet must be at least as tall as hvac equipment)

2/1/22 - Proposed screening does not meet UDO requirements. For more information contact Jennifer Thompson, planner, at 816.969.1600

15. Inadequate information to complete review.

Action required: Provide location and type of main shut off valve, backflow preventer, and pressure reducing valve. (fyi - PRV is required regardless of pressure)

1/28/22 - RPZ added. **Field verify** shut-off and pressure reducing valves.

Licensed Contractors

Reviewed By: Joe Frogge

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.