

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

February 11, 2022

COLLINS WEBB ARCHITECTURE LLC
307 SW MARKET ST, Unit B
LEES SUMMIT, MO 64063

Permit No: PRCOM20220426
Project Title: RENOURISH
Project Address: 102 SW 2ND ST, LEES SUMMIT, MO 64063
Parcel Number: 61340162500000000
Location / Legal Description: SECTION 06 TOWNSHIP 47 RANGE 31 BEG 80' SW OF NW COR 2ND & MARKET, TH NW 121', TH SW 50', TH SE 121'
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINSH FOR NUTRITIONAL COUNSELING OFFICE - INCLUDES SOME SITE WORK

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. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

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Action required: Add use and analysis of other floor levels to "Code Information."

2. 2018 IBC 1104.3 Connected spaces. When a building or portion of a building is required to be accessible, at least one accessible route shall be provided to each portion of the building, to accessible building entrances connecting accessible pedestrian walkways and the public way. (see code for exceptions)

Action required: Show how one or more entry/egress is accessible.

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

1. What is the plan for the upstairs and basement?

2. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Note- The fire extinguisher is required by the 2018 International Fire Code and not the Wisconsin Fire Prevention Code.

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