

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

February 25, 2022

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

Permit No: PRCOM20220610
Project Title: LIBATIONS
Project Address: 25 SE 3RD ST, LEES SUMMIT, MO 64063
Parcel Number: 61230170100000000
Location / Legal: LEE'S SUMMIT TOWN OF E 23'10" OFF NELY ENDS OF LOTS 12 & 13 DAF:BEG NE COR LOT 13
Description: TH SWLY 23' 10" TH SELY 80' TH NELY 23' 10" TH NWLY 80' TO POB BLK 2
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: TENANT FINISH FOR BAR

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: Provide an email address for the on-site contact which is where inspection reports will be sent.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 847-7070. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is for informational purposes.

2. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

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Action required: Comment is for informational purposes.

3. 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.

Action required: Include 2nd floor in code analysis.

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

1. 2018 IFC 1004.3- Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

Action required- Repost the adjusted occupant load for the first floor. Verified at inspection.

2. If the addition of the bar causes a need to adjust sprinkler head coverage or relocate alarm notification appliances. Have the appropriate fire protection contractor make adjustments and provide "as built's". All other conditions will be verified at inspection, including documentation of current inspections of the alarm and sprinkler systems.

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