

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

March 30, 2022

DAVIDSON ARCHITECTURE & ENGINEERING
4301 INDIAN CREEK PKWY
OVERLAND PARK, KS 66207

Permit No: PRCOM20220956
Project Title: MEGA STORAGE - BUILDING #1
Project Address: 520 NE TOWN CENTRE DR, Unit:A, LEES SUMMIT, MO 64064
Parcel Number: 52500021600000000
Location / Legal: LEES SUMMIT TOWN CENTRE LOT 1 & 2 LOT 1
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: STORAGE, MODERATE HAZARD
Description: NEW 6 BAY 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

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.

2. 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.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

DEVELOPMENT SERVICES

Action required: Comment is for informational purposes.

2. Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects – Board Rules, Division 2030 – Chapter 3, 20 CSR 2030-3.060 Licensees Seal Documents must bear design professionals original seal with signature and date. (relevant portion paraphrased – reference original document for additional information)

Action required: All drawings are to bear dated seal and signature from architect/engineer of record. (including pre-engineered metal building drawings)

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

1. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action required- Provide a minimum 2A:10B:C fire extinguisher in each of the spaces, or provide a fire extinguisher(s) on the exterior of the building that meet travel distances. Verified at inspection.

2. [BE] 1010.1.9 Door operations. Except as specifically permitted by this section, egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

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.