

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

April 25, 2022

JOE STEWART  
125 HIGHLAND PARK AVE  
EXCELSIOR SPRINGS, MO 64024

Permit No: PRCOM20221422  
Project Title: MARKET STREET CENTER - SHELL  
Project Address: 3501 SW MARKET ST, LEES SUMMIT, MO 64082  
Parcel Number: 70500031800000000  
Location / Legal Description: SEC-29 TWP-47 RNG-31---PT SW 1/4 SW 1/4 DAF: BEG SE COR LOT 1 FIRESTONE SW MARKET ST TH N 02 DEG 26 LF 116.97' TH ALG CURV LF WI RAD 160' DIST 634' MOL TH S 181' MOL TH SWLY 192' MOL TH SWLY 420' MOL 40' MOL TO POB  
Type of Work: NEW SHELL BUILDING  
Occupancy Group: UNCLASSIFIED  
Description: SHELL BUILDING FOR FUTURE MEDICAL USE

***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 & phone number 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**

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

Action required: Comment is for informational purposes.

2. FDP and building permit not coordinated.

Action required: Update domestic water design to match FDP.

- Fire suppression sprinkler system?
- (3) water services.
- Water meters are to be exterior grade mounted.

3. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Comment is for informational purposes. Per application truss package is deferred. Roof structure will not be inspected until after package is submitted and approved. (note - S200 roof framing plan does not show penetrations for HVAC and roof hatch.)

4. Inadequate information.

Action required: Provide footing designs for trash enclosure and monument sign. (A2 notes footings as per structural but not found in S-series drawings.)

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Approved with Conditions**

1. 2018 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building , each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

Action required-All doors shall be posted with suite/address number. Verified at inspection.

2. 2018 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

Action required- Provide a Knox box at the water utility room. The backflow valve supplying the private hydrant shall be chained and locked in the open position with a key to the room and lock provided in the Knox Box.

3. 2018 IFC 510.1- Identification. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible.

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Action required- The room with the backflow valve to the hydrant shall be posted.

4. 2018 IFC 907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

Action required- Provide remote annunciator/test/reset appliances for each RTU requiring duct detection. 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.***