

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

May 02, 2022

Schwerdt Design Group  
2231 SW Wanamaker Rd  
Topeka, KS 66614

Permit No: PRCOM20221526  
Project Title: STREETS OF WEST PRYOR LOT 9B - SHELL  
Project Address: 904 NW PRYOR RD, LEES SUMMIT, MO 64081  
Parcel Number: 258401  
Location / Legal: STREETS OF WEST PRYOR LOTS 9A THRU 9C --- LOT 9C  
Description:  
Type of Work: NEW SHELL BUILDING  
Occupancy Group: UNCLASSIFIED  
Description: NEW SHELL FOR FUTURE TENANTS INCLUDING A RESTAURANT

***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 & 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**

**DEVELOPMENT SERVICES**

1. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Comment is for informational purposes.

2. 2018 IBC 706.1 General. Fire walls shall be constructed in accordance with Sections 706.2 through 706.11. The extent and location of such fire walls shall provide a complete separation. Where a fire wall also separates occupancies that are required to be separated by a fire barrier wall, the most restrictive requirements of each separation shall apply.

Action required: Fire partition detail must include nail/screw patterns and have penetration guidance. Also, is P1 vs. D1 a typo? Assuming so.

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

Action required: Provide roof truss package or request deferral.

4. Remove reference to Manhattan, Kansas on Sheet S-001.

5. Coordinate architectural and structural plans. Is partition wall built with 6" or 8" studs?

6. Coordinate with Final Development plans. Are there 3 water services or 2? If only 2, the FDP will have to be revised.

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Rejected**

1. 2018 IFC 903.2.1.2- Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists: 1. The fire area exceeds 5,000 square feet (465 m<sup>2</sup>); 2. The fire area has an occupant load of 100 or more; or 3. The fire area is located on a floor other than the level of exit discharge.

For information only- A fire sprinkler system may be required depending on the occupant load of the south space.

2. 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 of one 2A:10B:C fire extinguisher in each space. Verified at inspection.

3. Provide a detail and rating for the fire area separation wall.

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