

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

April 21, 2022

CLARKITECTURE  
7701 E KELLOGG DR, STE 630  
WICHITA, KS 67207

Permit No: PRCOM20221430  
Project Title: SUMMIT ORCHARD - LOT 4E SHELL  
Project Address: 400 NW CHIPMAN RD, LEES SUMMIT, MO 64086  
Parcel Number: 249996  
Location / Legal Description:  
Type of Work: NEW SHELL BUILDING  
Occupancy Group: UNCLASSIFIED  
Description: NEW SHELL FOR FUTURE RESTAURANT AND MEDICAL OFFICE

***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**

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

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Action required: Comment is for informational purposes.

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

Action required: Comment is for informational purposes. Package deferred per application form. Roof will not be inspected prior to receipt and approval of truss package.

3. Incomplete information.

Provide the following:

- Complete construction details for fire rated wall assembly. Must include nail/screw patterns and penetration designs.
- Light pole base detail. (Elec & Civil both defer to Structural but not found in S-series design)

4. 2018 IPC 708.1 Cleanouts Required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11.

2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout access. **Cleanout added at junction location.**

Action required: Provide cleanouts near where waste piping exits foundation. **Cleanouts added at building.**

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Rejected**

1. identification 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- Provide tenant space identification o the front and rear doors.

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 extinguishers in each space. Verified at inspection.

3. 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 theis 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 annunciation/test/reset switches for the duct detectors.

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4. Drawing A20 with information on the fire area separation wall was not provided.

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