

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

June 07, 2022

TORGERSON DESIGN PARTNERS
116 N 2ND AVE
OZARK, MO 65721

Permit No: PRCOM20222245
Project Title: 7 BREW COFFEE
Project Address: 1430 NE DOUGLAS ST, LEES SUMMIT, MO 64086
Parcel Number: 52900023500000000
Location / Legal: OAKVIEW LOTS 1-5---LOT 3
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: BUSINESS
Description: NEW COFFEE SHOP WITH DRIVE-UP SERVICE

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 company 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.

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.

DEVELOPMENT SERVICES

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.

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 cooler and attic in square foot calculation and use gross areas. (I calc 800s.f.)

4. 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.

5. Unified Development Ordinance Article 8, Section 8.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (needs to be by parapet)

6. 2018 IBC 1015.6 Mechanical equipment, systems and devices. Guards shall be provided where various components that require service are located within 10 feet of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches above the floor, roof or grade below. The guard shall extend not less than 30 inches beyond each end of such components. The guard shall be constructed so as to prevent the passage of a sphere 21 inches in diameter.

Action required: Provide fall protection near condensing units.

7. 2018 IBC 1202.4 Under-floor ventilation. The space between the bottom of the floor joists and the earth under any building except spaces occupied by basements or cellars shall be provided with ventilation in accordance with Section 1202.4.1, 1202.4.2 or 1202.4.3.

Action required: Modify designs to comply. Include ventilation scenario and vapor barrier.

Fire Plan Review

Reviewed By: Jim Eden

Approved

DEVELOPMENT SERVICES

1. The adopted Fire Code for the City of Lee's Summit is the 2018 International Fire Code.

For information only.

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