
DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

June 09, 2022

COLLINS WEBB ARCHITECTURE LLC
307 SW MARKET ST, Unit B
LEES SUMMIT, MO 64063

Permit No: PRCOM20222344
Project Title: REECE NICHOLS - OFFICE WITH COFFEE BAR
Project Address: 230 SW MAIN ST, LEES SUMMIT, MO 64063
Parcel Number: 61340223600000000
Location / Legal: LEES SUMMIT TOWN OF E 59.5' OF W 100' OF LOTS 1 & 2 BLK 6, & TH N 12.5' OF TH W41'
Description: OF LOT 2 BLK 6, ALL LOT3 BLK 6 & S 2 1/2' OF LOT 4
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR OPEN CONCEPT OFFICE WITH COFFEE BAR - INCLUDES SOME CONSTRUCTION ON 2ND FLOOR

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.

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

Approved with Conditions

DEVELOPMENT SERVICES

1. 2018 IPC 916.3 Vent installation below the fixture flood level rim. The vent located below the flood level rim of the fixture being vented shall be installed as required for drainage piping in accordance with Chapter 7, except for sizing. The vent shall be sized in accordance with Section 906.2. The lowest point of the island fixture vent shall connect full size to the drainage system. The connection shall be to a vertical drain pipe or to the top half of a horizontal drain pipe. Cleanouts shall be provided in the island fixture vent to permit rodding of all vent piping located below the flood level rim of the fixtures. Rodding in both directions shall be permitted through a cleanout.

Action required: Cleanouts are required near bottom of each vertical loop vent pipe. To be field verified.

Fire Plan Review

Reviewed By: Jim Eden

Rejected

3. Provide exterior emergency lighting over exit discharge areas on the first and second floor.

2. Plan review for the first floor tenant space. Complete plans not provided for the second floor.

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- Exterior tenant doors shall be marked with address and suite designation.

4. 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 fire extinguishers in the tenant finish and shell building areas of the building.

5. Provide information on door hardware for the rear door.

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