

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

July 07, 2022

ROSE CONSTRUCTION CO., INC.  
15311 W 109TH STREET  
LENEXA, KS 66219

Permit No: PR20222818  
Project Title: CRASH CHAMPIONS  
Project Address: 451 SE OLDHAM PKWY, UNIT:C  
Parcel Number: 61500047200000000  
Location / Legal: BROWNING INDUSTRIAL PARK EAST BLOCK F BLK F  
Description:  
Type of Work: NEW COMMERCIAL  
Occupancy Group: STORAGE, MODERATE HAZARD  
Description: NEW BUILDING FOR AUTOMOTIVE BODY REPAIR

***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 the 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 name of licensed Plumbing contractor.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**



**DEVELOPMENT SERVICES**

1. 2018 IBC 1004.1 Design occupant load. In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be determined in accordance with this section.

Action required: Update cover sheet code review to show 1:100 occupant load. (using Industrial as closest comparison)

2. 2018 IBC 2902.2 Separate Facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. (see code for exceptions)

Action required: Provide additional restroom to comply.

3. 2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code.

Action required: Provide mop sink and drinking fountain (or approved equivalent).

4. 2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4.

2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches.

2018 1209.2.2 Walls and partitions. Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

1209.2.3 Showers. (see code for details)

1209.2.4 Waterproof joints. (see code for details)

Action required: Specify compliant wall finish material at mop sink.

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

Action required: Provide truss package or request deferral.

6. Inadequate information to complete review.

Provide the following:

- Interior wall schedule.

7. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: Comment is informational. This new, southernmost building has been assigned the address 451 SE Oldham Pkwy, Unit:C

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Approved with Conditions**



**DEVELOPMENT SERVICES**

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: The buildings shall be designated A, B, and C. Verified at inspection. North building will be A, middle building B, and south building C.

2. 2018 IFC 506.1.1-Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action required- Provide a Knox padlock on the gate going to the Phase 1 building.

3.

4. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10. Verified at inspection.

5. Pavement for fire department access lanes shall be heavy duty asphalt capable of supporting 75,000-pounds. Confirm asphalt type.

6. The air compressor will be inspected by the State of Missouri.

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