

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

August 29, 2022

CENTRIC CONSTRUCTION GROUP
520 W PENNWAY STE 100
KANSAS CITY, MO 64108

Permit No: PRCOM20223368
Project Title: K1 SPEED ENTERTAINMENT COMPLEX
Project Address: 2911 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064
Parcel Number: 52200014000000000
Location / Legal: STROTHER CROSSING LOTS 4A-4C --- LOT 4C
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: ASSEMBLY FOR INDOOR SPORTING INCL ARENAS, RINKS, COURTS, SWIMMING POOLS
Description: NEW BUILDING FOR ELECTRIC KART RACING - INCLUDES RESTAURANT, GAME ARCADE AND PUBLIC MEETING ROOMS

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

Fire Plan Review

Reviewed By: Jim Eden

Rejected

6. 2018 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

Action required- A Knox box shall be located 6' AFF over the FDC and not by the front door.

9. Provide information on the type of batteries to be used for the go carts, quantity, charging methods and interlocks, how and where will spare batteries be stored. Manufacturers safety requirements.

Provide the manufacturers specifications for the batteries and charging systems. What are thquanty of batteries in pounds? What interlocks are provided during charging?

Building Plan Review

Reviewed By: Joe Frogge

Rejected

DEVELOPMENT SERVICES

1. 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 informational.
8/22/22 - acknowledged in letter

6. Inadequate information to complete review.

Provide the following:

- **kitchen design prompts additional comments. See added comments at bottom of this report.
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- **battery information provided prompts additional comments. See added comments at bottom of this report. Types of batteries and chargers for karts.

Due to use of lead-acid, modify designs to demonstrate compliance with IMC 502.4 & IFC 1206.11.3

10. **Comments added after review of kitchen designs.

- Coordinate plumbing design with grease trap location. (currently GW runs to nowhere west of kitchen while MEP and FDP plans show trap in parking lot)
- Provide Type II hood over oven or provide verification that the oven is rated for non-hood use and that the hvac system is designed to compensate for any heat and humidity.

11. **Comment added after review of battery information provided.

- Due to use of lead-acid, modify designs to demonstrate compliance with ventilation requirements of 2018 IMC 502.4 & 2018 IFC 1206.11.3

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

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.

8/22/22 - acknowledged in letter

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