

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

October 19, 2022

Hill Foley Rossi & Associates
3680 Pleasant Hill Road, suite 200
duluth, GA 30096

Permit No: PRCOM20225022
Project Title: HEARTLAND DENTAL
Project Address: 3501 SW MARKET ST, LEES SUMMIT, MO 64082
Parcel Number: 267638
Location / Legal: MARKET STREET CENTER LOTS 1 AND 2 & TRACT A --- LOT 1
Description:
Type of Work: NEW TENANT FINISH
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR DENTAL 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: Provide 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. (neither KC Pros Electric nor Numer Plumbing are licensed with us)

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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1. Existing tenant separation wall is not fire rated.

Action required: Remove all references to fire rated construction to avoid confusion in field.

2. 2018 IBC 1109.11 Seating at tables, counters and work surfaces. Where seating or standing space at fixed or built-in tables, counters or work surfaces is provided in accessible spaces, at least 5 percent of the seating and standing spaces, but not less than one, shall be accessible. (see code for exception)

Action required: Modify design to show/clarify maximum 34" height at break room sink and counter.

3. 2018 IPC 608.1 General. A potable water supply system shall be designed, installed and maintained in such a manner so as to prevent contamination from nonpotable liquids, solids or gases being introduced into the potable water supply through cross-connections or any other piping connections to the system. Backflow preventer applications shall conform to Table 608.1, except as specifically stated in Sections 608.2 through 608.17.10.

Action required: Provide backflow device at water service entry into suite. (also, our Water Department will require the PRV regardless of current pressure)

Fire Plan Review

Reviewed By: Ben Hicks

Approved

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