

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

November 04, 2022

MULTISTUDIO
4200 PENNSYLVANIA AVE
KANSAS CITY, MO 64111

Permit No: PRCOM20225301
Project Title: LSHS - ROBOTICS FACILITY EXPANSION
Project Address: 400 SE BLUE PKWY, LEES SUMMIT, MO 64063
Parcel Number: 61510026300000000
Location / Legal: MUCKEY ADD---PT LOT 1 & PT NE 1/4 DAF: BEG SW COR SD LOT 1 T H N 220' TH E 88.5' TH N
Description: 65' MOL TH E 88.5' TH S 290' TH E 1 110' MOL TH SLY ALG SD ROW 936' MOL TH SWLY 439'
MOL TH S 54
Type of Work: ADDITION COMMERCIAL
Occupancy Group: EDUCATIONAL
Description: ADDITION TO EXISTING ROBOTICS FACILITY - INCLUDES INTERIOR ALTERATIONS TO ADJACENT SPACES

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 upload the revised documents and /or additional information to the application through the online portal. 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

Rejected

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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.

2. Unified Development Ordinance Article 8, Section 8.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

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.

3. 2017 NEC Article 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Action required: Provide receptacle near new ground mounted hvac equipment or provide verification of existing.

4. 2018 IMC 403.2.1 Recirculation of air, item #3. Where mechanical exhaust is required by Note b in Table 403.3.1.1, recirculation of air from such spaces shall be prohibited. Recirculation of air that is contained completely within such spaces shall not be prohibited. Where recirculation of air is prohibited, all air supplied to such spaces shall be exhausted, including any air in excess of that required by Table 403.3.1.1.

Action required: Exhaust air from restrooms is not to be recirculated but control point RD-CO appears to allow such a thing. Redesign or clarify to demonstrate compliance.

Fire Plan Review

Reviewed By: Ben Hicks

Rejected

1. 2018 IFC 907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

2. 2018 IFC 1008.1 Illumination required. The means of egress, shall be illuminated at all times the building space served by the means of egress is occupied.

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