

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

November 11, 2022

GUY GRONBERG ARCHITECTS
113 SE 3RD ST
LEES SUMMIT, MO 64063

Permit No: PRCOM20225574
Project Title: ADVANCED AESTHETIC CENTER - EXTERIOR RENOVATIONS
Project Address: 6 SW 2ND ST, LEES SUMMIT, MO 64063
Parcel Number: 61340173000000000
Location / Legal: LEES SUMMIT TOWN OF LOTS 22 & 23 & W 74' OF LOTS 24-26 BLK 5
Description:
Type of Work: ALTERATION COMMERCIAL
Occupancy Group:
Description: Exterior Renovations for Advanced Aesthetic Center

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. 2018 IBC 1208.2 Attic spaces. An opening not less than 20 inches by 30 inches shall be provided to any attic area having a clear height of over 30 inches. Clear headroom of not less than 30 inches shall be provided in the attic space at or above the access opening.

Action required: Specify location of access panel (or similar) for newly formed concealed space.

2. Unified Development Ordinance Section 8.420. Development and Renovation within the Downtown Core Area

A) Preliminary and Final Development Plans. Applications for new development or redevelopment of any commercial or mixed use property in the Downtown Core Area shall be reviewed through the preliminary development plan and final development plan application, modification and appeal processes as set forth in Article 5, Applications and Procedures, of this chapter.

B) Exterior Renovation Permit. An exterior renovation permit is required for all exterior work in the Downtown Core Area when the design standards of this division apply, but the preliminary and final development plan review processes of Article 5 do not apply, and as otherwise provided herein. The applicability of the design standards is described in detail in Sections 8.440.A. and 8.450.A. of this division.

1) Requirements

a) An exterior renovation permit shall be required prior to any:

(1) Exterior rehabilitation (returning to an original condition).

(2) Exterior remodeling, including façade removal or replacement, window and door replacement.

(3) Replacement lighting or similar fixtures within the Commercial Core.

(4) Window replacement.

(5) Signage, new or replacement in the Commercial Core.

(6) Awnings, new or replacement in the Commercial Core.

(7) New construction or reconstruction of a building addition or any other exterior work, not defined as maintenance herein, on any building located in the Downtown Core Area.

(8) An Exterior Renovation shall be required prior to any work on a building listed in the National Register, for which tax credits are being requested and where the Secretary of the Interior's Standards for the Treatment of Historic Properties apply.

Action required: Exterior Renovation Permit required. Coordinate requirements with Planning Department.

Fire Plan Review

Reviewed By: Ben Hicks

Rejected

1. 2018 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

Action Required: Show locations of fire extinguishers

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.

Action Required: Show emergency lighting to include exterior egress emergency lighting.

3. 2018 IFC (B) 1023.8 Discharge identification. An interior exit stairway and ramp shall not continue below its level of exit discharge to prevent persons from unintentionally continuing into levels below. Directional exit signs shall be provided as specified in Section 1011.

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Action Required: Show emergency exit signage and exterior egress illumination.

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