

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

December 28, 2022

MIDWEST ARCHITECTS
1120 NW EAGLE RIDGE BLVD

Permit No: PRCOM20224906
Project Title: I-470 BUSINESS AND TECHNOLOGY CENTER
Project Address: 2701 NE MCBAIN DR, LEES SUMMIT, MO 64064
Parcel Number: 52200011500000000
Location / Legal: I-470 BUSINESS & TECHNOLOGY CENTER---LOT 7
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: STORAGE, MODERATE HAZARD
Description: SPEC WAREHOUSE SUITES FOR SMALL CONTRACTOR TENANTS

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

Fire Plan Review

Reviewed By: Ben Hicks

Approved

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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.
12/28/22 - acknowledged in letter

2. 2018 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.
12/28/22 - acknowledged in letter

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7. 2018 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access **shall not require the use of portable ladders**. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. Permanent ladders installed to provide the required access shall comply with the following minimum design criteria: 1. The side railing shall extend above the parapet or roof edge not less than 30"
(see code section for additional construction requirements)

Action required: Provide permanent means of roof access.

12/28/22 - Permanent access required. Per IMC Commentary - "If the climbing height exceeds 16 feet, then a permanent means of access, shall be provided."

Licensed Contractors

Reviewed By: Joe Frogge

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.