

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

March 15, 2023

SCHARHAG ARCHITECTS
6247 BROOKSIDE BLVD STE 204
KANSAS CITY, MO 64113

Permit No: PRCOM20230889
Project Title: SUMMIT ORCHARD - SHELL BUILDING
Project Address: 400 NW CHIPMAN RD, LEES SUMMIT, MO 64086
Parcel Number: 249996
Location / Legal: SUMMIT ORCHARD LOTS 4E-1 AND 4E-2 --- LOT 4E-2
Description:
Type of Work: NEW SHELL BUILDING
Occupancy Group: UNCLASSIFIED
Description: NEW SHELL BUILDING FOR FUTURE OFFICE AND MERCANTILE

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. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Comment is informational.

3. Unified Development Ordinance Article 8, Section 8.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Modify parapet design such that mechanical equipment will be screened from all 4 sides per referenced UDO section.

4. 2018 IPC 708.1 Cleanouts Required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11.

2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout access.

Action required: Provide cleanout near where sewer exits building.

5. Coordinate Utility Plan #10 with MEP plan P101 such that utility entrances match.

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

1. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Provide a minimum of one, 2A:10B:C fire extinguisher in each white box space. Verified at inspection.

2. Building reviewed as a white box finish only. Additional fire protection or design features may be required at tenant finish depending on occupancy type.

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