
DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

March 15, 2023

HARRISON FRENCH AND ASSOCIATES
1705 SOUTH WALSON BLVD STE 3
BENTONVILLE, AR 72712

Permit No: PRCOM20230107
Project Title: BLUE JEANS GOLF
Project Address: 1501 NE US 40 HWY, LEES SUMMIT, MO 64064
Parcel Number: 34720010800000000
Location / Legal: GOLF PARK LOT 1 (EX PT IN 40 HWY)
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: ASSEMBLY FOR OUTDOOR ACTIVITIES INCL. STADIUMS, GRANDSTAND, AMUSEMENT PARKS
Description: DRIVING RANGE AMENITY BUILDING CONSTRUCTED WITH STORAGE CONTAINERS
**** currently only driving bays and cite work under review ****

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

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.

2. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Project cost breakdown between amenity building, and driving bay structure. You can remove site costs as they will be covered under the FDP and site permit.

3. Show panel locations on plans so we can verify main source of disconnect and grouping requirements.

4. Lee's Summit Code Of Ordinances 7-137. - Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in two (2) or more sets with each application for a permit. A registered design professional licensed by the State of Missouri shall prepare the construction documents. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a

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registered design professional licensed by the State of Missouri.

Action required: Architectural drawings 1 thru 9 need to be updated with correct city in address and must be sealed/signed by MO state architect or engineer.

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

. Comments 1 -8 are for the main building and site. Item 9 is for the driving area. Permit approved per conditions for the driving area only.

2. 2018 IFC 609.2- Where required. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

Action Required: Hood required in kitchen if producing grease laden vapors. Provide kitchen plans.

3. 2018 IFC 904.11.5- Portable fire extinguishers for commercial cooking equipment. Portable fire extinguishers shall be provided within a 30-foot (9144 mm) travel distance of commercial-type cooking equipment. Cooking equipment involving vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher.

Action Required: Show class K extinguisher in kitchen. Provide ABC type extinguishers. Only class A are shown.

4. 2018 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

Action Required: Call 816-969-1300 to schedule kitchen hood testing

5. 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 exterior illumination.

6. Per IFC definitions, this is not a U occupancy group. The main structure shall be classified as a B occupancy.

7. Clarify what Existing Hardware is for the doors. All spaces shall have doors openable from the inside.

8. 2018 IFC 506.1.1-Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action required- A Knox padlock shall be provided on the gate to the facility.

9. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action required for the driving area- Provide ABC Type fire extinguishers along the driving area where travel distance would not exceed 75'.

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1. 2018 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building , each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

Action Required: Verified at inspection

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.

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