

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

May 22, 2023

Adam Abram - Automotive Technology  
<NO STREET ADDRESS>

Permit No: PRCOM20232063  
Project Title: CARSTAR - PAINT BOOTH  
Project Address: 2509 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064  
Parcel Number: 52240020200000000  
Location / Legal: LAKEWOOD BUSINESS CENTER ON I-470 PLAT C LOT 9  
Description:  
Type of Work: ALTERATION COMMERCIAL  
Occupancy Group: BUSINESS  
Description: automotive paint booth install

***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 7-130.4 - 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.

(Dalton Electric not currently licensed with us)

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. 2018 IMC 510.6.7 Ducts. Hazardous exhaust duct systems shall extend directly to the exterior of the building and shall not extend into or through ducts and plenums.

Action required: Comment is informational. HVAC information not provided. If duct is routed through a plenum a chase will have to be constructed. To be field verified.

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2. 2018 IMC 510.8 Suppression required. Ducts shall be protected with an approved automatic fire suppression system installed in accordance with the International Building Code. (see code for exceptions)

Action required: Comment is informational. Reference Fire Plan Review.

3. 2018 IMC 510.9 Duct Construction. Ducts used to convey hazardous exhaust shall be constructed of materials approved for installation in such an exhaust system and shall comply with one of the following:

1. Ducts shall be constructed of approved G90 Galvanized sheet steel, with a minimum nominal thickness as specified in Table 510.9.

2. Ducts used in systems exhausting nonflammable corrosive fumes or vapors shall be constructed of nonmetallic materials that exhibit a flame spread index of 25 or less and a smoke-developed index of 50 or less when tested in accordance with ASTM E84 or UL 723 and that are listed and labeled for the application.

---Where the products being exhausted are detrimental to the duct material, the ducts shall be constructed of alternative materials that are compatible with the exhaust.

Action required: Per Table 510.9 exhaust duct must be minimum 16 gage. Revise designs to comply.

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Rejected**

1. Indicate which edition of the IFC you are designing to. The City of Lee's Summit has adopted the 2018 International Fire Code with local amendments.

2. 2018 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.

Provide booth specifications and shop drawings for the fire suppression system (not indicated).

3. Where in the building is the new paint booth going? The application only stated it is replacing a prep station.

4. 2404.7.6 Termination point. The termination point for exhaust ducts discharging to the atmosphere shall be not less than the following distances:

1. Ducts conveying explosive or flammable vapors, fumes or dusts: 30 feet (9144 mm) from the lot line;

10 feet (3048 mm) from openings into the building;

6 feet (1829 mm) from exterior walls and roofs; 30 feet (9144 mm) from combustible walls or openings into the building that are in the direction of the exhaust discharge; 10 feet (3048 mm) above adjoining grade.

Confirm how this requirement will be met.

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