

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

June 13, 2023

CLOCKWORK  
423 DELAWARE STREET #102  
KANSAS CITY, MO 64105

Permit No: PRCOM20232254  
Project Title: APOTHECARY  
Project Address: 400 SW LONGVIEW BLVD, Unit:190, LEES SUMMIT, MO 64081  
Parcel Number: 62420150101000000  
Location / Legal: TOWER PARK COMMERCIAL-PHASE 2---PT LOT 3 DAF: BEG NW COR SD LOT TH N 47 DEG 47  
Description: MIN 39 SEC 21.38' TH E 63.64' TH S 31 DEG 13 MIN 27 SEC E 185.25' TH S 58 DEG 46 MIN 33  
SEC W 157' MOL TH N 63 DEG 48 MIN  
Type of Work: CHANGE OF TENANT  
Occupancy Group: MERCANTILE  
Description: TENANT FINISH FOR WINE THEMED LIQUOR STORE

***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, Section7-130.10 - 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: Provide 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, Section7-130.4 - 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**

**DEVELOPMENT SERVICES**

1. 2018 IBC 1004.1 Design occupant load. In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be determined in accordance with this section.

Action required: Provided detailed breakdown of each area and assign occupant loads per table 1004.5.

2. Inadequate information to complete review.

Action required: Provide complete MEP designs or detailed scopes of work per trade.

3. 2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code.

Action required: Provide drinking fountains or approved equivalent.

4. To avoid confusion, remove historic code analysis.

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Rejected**

1. Provide a scope of work, intended use, floor plans, MEP's, and updated code analysis. The information provided is insufficient to complete a review.

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