

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

June 15, 2023

bc Design Group
12101 W 110th St. Suite 100
Overland Park, KS 66210

Permit No: PRCOM20232458
Project Title: ELLIOTT'S ELECTRIC LEE'S SUMMIT
Project Address: 2818 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64064
Parcel Number: 52200012800000000
Location / Legal: LAKEWOOD BUSINESS CENTER ON I-470 - PLAT P---LOT 19
Description:
Type of Work: CHANGE OF TENANT
Occupancy Group: STORAGE, MODERATE HAZARD
Description: WAREHOUSE TO STORE ELECTRICAL WIRES, PANELS, AND LIGHTS. OFFICE SPACE AND BUSINESS. MERCANTILE SPACE FOR SHOW ROOM

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: 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, 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.

Fire Plan Review

Reviewed By: Jim Eden

Rejected

DEVELOPMENT SERVICES

1. 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 shop drawings for modification to the sprinkler system.

2. Provide details/information on the rack storage.

3. Provide MEP drawings.

4. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

5. 2018 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

Provide shop drawings for modification to the alarm system.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 2018 IBC 1109.11 Seating at tables, counters and work surfaces. Where seating or standing space at fixed or built-in tables, counters or work surfaces is provided in accessible spaces, at least 5 percent of the seating and standing spaces, but not less than one, shall be accessible. (see code for exception)

Action required: Complete design at new sink and counter in Lobby. Must be fully accessible. Specify/design plumbing system.

2. 2018 IBC 1109.12.3 Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

Action required: Provide verification that at least 36" length of new service counter will be maximum 36" high.

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