

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, 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 email address & phone number for the on-site contact for inspection reports to be sent.

RESPONSE: **email: nick@macbuildskc.com, phone: [816-536-3406](tel:816-536-3406)**

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: Provide company names of licensed MEP contractors.

RESPONSE: See attached list of GC and Subcontractors.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

220 SE Green Street | Lee's Summit, MO 64063 | 816.969.1200 | 816.969.1201 Fax | cityofLS.net/Development

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.

RESPONSE: See revised A101 for code plan indicating occupant load calcs.

2. Inadequate information to complete review.

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

RESPONSE: See added sheet MEP101 for scope of work for MEP trades.

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.

RESPONSE: See revised sheet A101 for plumbing fixture counts, and to have bottled water be available upon request in lieu of the drinking fountain.

4. To avoid confusion, remove historic code analysis.

RESPONSE: See revised sheet A101.

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.

RESPONSE: See added sheet MEP101 for scope of work for MEP trades.

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