
DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

July 03, 2023

COLLINS WEBB ARCHITECTURE LLC
307 SW MARKET ST, Unit B
LEES SUMMIT, MO 64063

Permit No: PRCOM20231975
Project Title: TAILOR MADE LANDING - FIELD HOUSE
Project Address: 1600 SE HAMBLER RD, LEES SUMMIT, MO 64081
Parcel Number: 61800016400000000
Location / Legal: WILLIAMS CROSSING LOT 2
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: ASSEMBLY FOR INDOOR SPORTING INCL ARENAS, RINKS, COURTS, SWIMMING POOLS
Description: NEW SINGLE STORY BUILDING WITH MEZZANINE HOUSING AN ATHLETIC CLUB FOR SPORTS
TRAINING AND GAMES

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

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

1. 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 emergency voice/alarm communications system in accordance with Section 907.5.2.2. review and approval. Upload drawings to the City Portal at devservices.cityofls.net .

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.

7/3/2023 Provide plans for hodd suppression system and system devices.

DEVELOPMENT SERVICES

3. 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 review and approval. Upload drawings to the City Portal at devservices.cityofls.net.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. A one-time impact fee in the form of a license tax must be collected before occupancy can be granted.

Action required: Comment is for informational purposes. License tax fee due anticipated to be \$268,116.75
6/27/23 - acknowledged in letter

2. 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.
6/27/23 - acknowledged in letter
7/3/23 - PDP now required also

4. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational.
6/27/23 - acknowledged in letter

7. 2018 IBC 502.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of ½ inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

Action required: Comment is informational. An address for this building has not yet been assigned. We will inform you when the decision has been made.
6/27/23 - acknowledged in letter

8. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Provide pre-engineered metal building, and bleacher design packages or request deferral.
6/27/23 - deferred per request

11. ICC A117.1 Section 904.3 Sales and service counters and windows. Sales and service counters and windows shall comply with Section 904.3.1 and either 904.3.2 or 904.3.3. Where counters are provided, the accessible portion of the countertop

DEVELOPMENT SERVICES

shall extend the same depth as the public portion of the sales and service countertop provided for standing customers. (see code for exception) 904.3.1 Vertical barriers. At service windows or service counters, any vertical barrier between service personnel and customers shall be at a height of 43 inches maximum above the floor. (see code for exception regarding security glazing) 904.3.2 Parallel Approach. A portion of the public use side of the counter surface 36 inches minimum in length and 26 inches minimum and 36 inches maximum in height above the floor shall be provided. A clear floor space positioned for a parallel approach adjacent to the accessible counter shall be provided. The space between the accessible counter surface and any projecting objects above the accessible counter shall be 12 inches minimum. (see code for exception) 904.3.3 Forward Approach. A portion of the public use side of the counter surface 30 inches minimum in length and 36 inches maximum in height above the floor shall be provided. A clear floor space positioned for a forward approach to the accessible counter shall be provided. Knee and toe clearance complying with Section 306 shall be provided under the accessible counter. The space between the accessible counter surface and any projecting objects above the accessible counter shall be 12" minimum.

Action required: Check-in desks in Vestibules 101 & 118 must have at least 3 linear feet of accessible space at a maximum of 36" tall. To be field verified.

6/27/23 - acknowledged in letter

14. ICC A117.1 Section 303 Changes in Level 303.1 General. Changes in level in floor surfaces shall comply with Section 303.

Action required: Comment is informational. Any vendor/client provided flooring to be compliant. To be field verified.

6/27/23 - acknowledged in letter

16. Unified Development Ordinance Article 8, Section 8.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section.

7/3/23 - to be addressed at PDP/FDP

18. 2017 NEC Article 110.26 (C)(3) Personnel Doors. Where equipment rated 800 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 25 feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic hardware.

Action required: Revise design to show doors out of Storage 107 swing outward and have panic hardware.

6/27/23 - swing changed. panic hardware noted in letter but unable to find on plan.

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

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