
DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

July 18, 2023

ROSE DESIGN BUILD - CHRIS BELL
15311 WEST 109TH ST
LENEXA, KS 66219

Permit No: PRCOM20233152
Project Title: CRASH CHAMPIONS BUILDING B INTERIOR REMODEL
Project Address: 451 SE OLDHAM PKWY, Unit:B, LEES SUMMIT, MO 64081
Parcel Number: 61500047200000000
Location / Legal: BROWNING INDUSTRIAL PARK EAST BLOCK F BLK F
Description:
Type of Work: ALTERATION COMMERCIAL
Occupancy Group: BUSINESS
Description: alteration to existing space - INCLUDES NEW RESTROOM AND OFFICE

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

Approved

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. Where will relocated sheds end up? Where are the foundation designs? How will they be anchored?

Action required: Provide designs and/or clarifications. Also, Planning staff is assessing situation as potential Final Development Plan submittal.

2. Additional information required at new exterior door.

Actions required:

- Provide header detail
- Provide landing at exterior side

3. Unified Development Ordinance Article 8, Section 8.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

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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. (ref: condensing unit CU-1)

4. 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. (ref: exhaust fan EF-1)

5. More information required for plumbing services.

Action required: Specify location and type of connection of new water and sewer services. Detail indicates new water meter? This may trigger Engineering Review and/of Final Development Plan.

6. 2017 NEC Article 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Action required: Provide receptacles within 25' of new condensing unit and roof mounted ventilation fan.

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

1. 2018 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building, each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

Make sure the address is posted along with a B.

2. 2018 IFC 901.6- Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Not required fire protection systems and equipment shall be inspected, tested and maintained or removed.

The paint booths shall have documentation of a current annual inspection.

3. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Verified at inspection.

4. Correct the occupancy classification from B to S1.

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