

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

July 18, 2023

CUSHMAN & WAKEFIELD
777 NW BLUE PKWY - DOOR 43A
LEES SUMMIT, MO 64086

Permit No: PRCOM20233320
Project Title: EDWARD JONES
Project Address: 500 SW MARKET ST, Unit:C, LEES SUMMIT, MO 64063
Parcel Number: 61410180600000000
Location / Legal: MARKET CENTER, LOT 1 LOT 1
Description:
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR INVESTMENT 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

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: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and 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

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1. Lee's Summit Code Of Ordinances 7-137. - Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in two (2) or more sets with each application for a permit. A registered design professional licensed by the State of Missouri shall prepare the construction documents. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the State of Missouri.

Action required: Designs are required to be sealed/signed by MO State design professional.

2. Provide complete wall construction details.

3. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Provide complete construction analysis. (FYI - this is a IIIB building)

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

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.

The position of the existing sprinkler head in the room and the location of the new partition MAY require location of addition of a sprinkler head and as built plans.

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 sprinkler and alarm system shall have a current annual inspection at time of occupancy inspection. Verified at inspection.

3. All new and existing conditions subject to inspection at occupancy. For information only.

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