

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

September 05, 2023

MANTEL TETER ARCHITECTS, INC
929 WALNUT ST, SUITE 5104
KANSAS CITY, MO 64106

Permit No: PRCOM20234175
Project Title: THE SUMMIT CHURCH - MAINTENANCE FACILITY
Project Address: 3381 NW CHIPMAN RD, LEES SUMMIT, MO 64081
Parcel Number: 62320991000000000
Location / Legal: SEC-03 TWP-47 RNG-32---NW 1/4 NW 1/4 SD SEC (EX PT IN ROW)
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: STORAGE, MODERATE HAZARD
Description: DETACHED STORAGE FACILITY FOR CHURCH GROUNDS EQUIPMENT

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.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 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.

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

Action required: Comment is informational. Deferred per request.

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3. 2018 IBC 1010.1.6 Landings at doors. Landings shall have a width not less than the width of the stairway or the door, whichever is greater. Doors in the fully open position shall not reduce a required dimension by more than 7 inches. Where a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing to less than one-half its required width. Landings shall have a length measured in the direction of travel of not less than 44 inches. Exception: Landing length in the direction of travel in Groups R-3 and U and within individual units of Group R-2 need not exceed 36 inches.

Action required: Extend driveway concrete to man-door to act as a landing.

4. ICC A117.1 Section 404.2.3.2 Swinging Doors and gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Comment is informational. These dimensions will be verified at resubmittal that shows new sidewalk and door landing.

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

1. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Provide a minimum 2,10B,C fire extinguisher at a conspicuous location in a normal pathway. Verified at inspection.

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