



September 9, 2023

Lee's Summit Missouri, Codes Administration  
Attn: Joe Frogge  
220 SE Green Street  
Lee's Summit, Missouri 64063

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

Dear Joe,

Thank you for your help with the approval process for this project.

We are re-issuing drawings to your office in response to Plan Review Conditions in your letter dated September 5, 2023.

The following are the plan review comments we received followed by our written responses in bold type. Necessary drawing revisions have been clouded and noted as "Revision 1" for your reference.

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.

**Steve Skinner, [sskinnerconst@gmail.com](mailto:sskinnerconst@gmail.com), (816) 225-2517**

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.

**Acknowledged.**

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

Action required: Comment is informational. Deferred per request.

**Acknowledged. The requested information will be provided upon completion of the bidding process.**

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.

**See attached revisions on sheet A1.10 for extent of new concrete and 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.

**See attached revisions on sheet A1.10 for extent of new concrete and 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.

**A fire extinguisher is located on revised sheet A1.10.**

We hope the attached drawing revisions meet with your approval. Thanks again for your support of this project.

Sincerely,



Brian C. Rathsam  
Vice President