

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

September 26, 2023

Olson Architectural Group
1916 NW 79th Terrace
Kansas City, MO 64151

Permit No: PRCOM20234141
Project Title: SWIG
Project Address: 400 NW CHIPMAN RD, LEES SUMMIT, MO 64086
Parcel Number: 285703
Location / Legal: SUMMIT ORCHARD LOTS 4E-2A AND 4E-2B --- LOT 4E-2B
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: BUSINESS
Description: NEW BUILDING FOR DRIVE UP AND WALK IN SERVICE FOR BEVERAGES

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

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. Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will be provided during that stage of your approval process.

Action required: Comment is for informational purposes. Fee will be \$10,461
9/22/23 - Acknowledged in letter.

2. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 797-7162. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is informational.
9/22/23 - Acknowledged in letter.

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3. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 797-7162. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational.

9/22/23 - Acknowledged in letter.

6. 2018 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. Permanent ladders installed to provide the required access shall comply with the following minimum design criteria: 1. The side railing shall extend above the parapet or roof edge not less than 30" (see code section for additional construction requirements)

Action required: Provide permanent means of roof access.

9/22/23 - Not compliant as shown. Side railing must extend 30" above parapet.

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

Action required: Provide truss package or request deferral.

9/22/23 - Deferred per request

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: 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.

9/22/23 - Beggs not currently licensed with us

2. Lee's Summit Code of Ordinance, Section 7-130.4 - 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.

9/22/23 - Oliphant not currently licensed with us

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