

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

November 14, 2023

CLOCKWORK
423 DELAWARE STREET #102
KANSAS CITY, MO 64105

Permit No: PRCOM20235746
Project Title: STATE FARM OFFICE
Project Address: 430 SW LONGVIEW BLVD, Unit:100, LEES SUMMIT, MO 64081
Parcel Number: 272030
Location / Legal Description: TOWER PARK LOTS 7A-1 THRU 7A-3 AND 7B-1 --- LOT 7A-2
Type of Work: NEW TENANT FINISH
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR INSURANCE 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, 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.

RESPONSE: GC Information: License #022321, Creative Contractors - Ron Huff, ron.huff06@gmail.com, 816.682.5482

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.

RESPONSE: MEP Subcontractors to be provided when permit is picked up by GC (still in Bidding)

DEVELOPMENT SERVICES

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 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: Provide minimum 18" clearance at latch side of door in front of reception desk.

RESPONSE: See revised sheet A100 indicating the distance from door jamb to reception desk.

2. 2017 NEC Article 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (10) shall have ground-fault circuit-interrupter protection for personnel.

- (1) Bathrooms
- (2) Kitchens
- (3) Rooftops
- (4) Outdoors
- (5) Sinks - where receptacles are installed within 6 feet of the outside edge of the sink.
- (6) Indoor wet locations
- (7) Locker rooms with associated showering facilities
- (8) Garages, service bays, and similar areas other than vehicle exhibition halls and showrooms.
- (9) Crawl spaces – at or below grade level.
- (10) Unfinished portions or areas of the basement not intended as habitable rooms.
(refer to code for exceptions)

Action required: Modify drawings to show that all receptacles within 6' of a sink will be GFCI protected. (re: quad receptacle near mop sink)

Response: The quad receptacle will be installed up high and was moved to the left to not be within 6'-0" of the mop sink. Duplex receptacle behind refrigerator and next to break room sink now labeled as GFCI type.

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.

Action required- Provide a minimum 2A,10BC fire extinguisher at a conspicuous location. Verified at inspection.

RESPONSE: See revised sheet A001 indicating the required fire extinguisher located outside of the restroom.

2. 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).

Action required- Provide address and suite number of the front and rear door. Verified at inspection.

RESPONSE: See revised sheet A100 for notes for addresses on front and rear doors.

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