

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

February 20, 2024

DAVIDSON ARCHITECTURE & ENGINEERING  
4301 INDIAN CREEK PKWY  
OVERLAND PARK, KS 66207

Permit No: PRCOM20240501  
Project Title: McCarthy Jeep RAM Chrysler Dodge  
Project Address: 1051 SE OLDHAM PKWY, LEES SUMMIT, MO 64081  
Parcel Number: 61640010300000000  
Location / Legal: VAN DUSS BUSINESS PARK LOTS 1, 2 & 3 LOT 3  
Description:  
Type of Work: ALTERATION COMMERCIAL  
Occupancy Group: STORAGE, MODERATE HAZARD  
Description: MCCARTHY JEEP - INTERIOR ALTERATIONS

***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. 2018 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. the building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

Action required: Amend Code Synopsis to show correct construction type which is 3B.

2. ICC A117.1 Section 904.3 Sales and service counters and windows. Sales and service counters and windows shall comply with Section 904.3.1 and either 904.3.2 or 904.3.3. Where counters are provided, the accessible portion of the countertop shall extend the same depth as the public portion of the sales and service countertop provided for standing customers. (see code for exception) 904.3.1 Vertical barriers. At service windows or service counters, any vertical barrier between service personnel and customers shall be at a height of 43 inches maximum above the floor. (see code for exception regarding security glazing) 904.3.2 Parallel Approach. A portion of the public use side of the counter surface 36 inches minimum in length and 26 inches minimum and 36 inches maximum in height above the floor shall be provided. A clear floor space positioned for a parallel approach adjacent to the accessible counter shall be provided. The space between the accessible counter surface and any projecting objects above the accessible counter shall be 12 inches minimum. (see code for exception) 904.3.3 Forward Approach. A portion of the public use side of the counter surface 30 inches minimum in length and 36 inches maximum in height above the floor shall be provided. A clear floor space positioned for a forward approach to the accessible counter shall be provided. Knee and toe clearance complying with Section 306 shall be provided under the accessible counter. The space between the accessible counter surface and any projecting objects above the accessible counter shall be 12" minimum.

Action required: Modify design of detail 8/A1.1 to demonstrate compliance.

3. Provide MEP designs or detailed scopes of work that include materials and methods.

**Fire Plan Review** **Reviewed By: Jim Eden** **Approved with Conditions**

1. Relocate alarm notification appliances as needed and provide as built plans.
2. Adjust sprinkler coverage as needed and provide as built plans.
3. Maintain a temporary fire extinguisher in the area during construction.

**Zoning Review** **Reviewed By: Shannon McGuire** **Rejected**

1. The proposed ACM panels cannot be approved administratively. Metal may only be used in an incidental role i.e., trim, architectural features, standing seam metal roofing. Architectural metal siding such as the proposed AMC panels can only be approved by the Planning Commission and/or City Council through the Preliminary Development Plan Process. This process requires public hearings and will take approximately 90 days.

It appears the existing building materials is limited to EFIS/stucco. Does ACM panels or metal siding currently exist on the building? Please provide additional details of the existing exterior building materials.

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