

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

March 27, 2024

KLOVER ARCHITECTS  
10955 LOWELL AVE, SUITE 700  
OVERLAND PARK, KS 66210

Permit No: PRCOM20241129  
Project Title: LOT 44 MULTI-TENANT SHELL BUILDING  
Project Address: 3300 SW FASCINATION DR, LEES SUMMIT, MO 64081  
Parcel Number: 62420989700000000  
Location / Legal: NEW LONGVIEW COMMERCIAL DISTRICT 2ND PLAT LOT 44 & TRS A & B----LOT 44 & TH PT VAC  
Description: ROW LY S SELY & A  
Type of Work: NEW SHELL BUILDING  
Occupancy Group: MIXED OCCUPANCY  
Description: SHELL BUILDING FOR FUTURE TENANTS

***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**

**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 submittal per request.

3. 2018 IPC 708.1 Cleanouts Required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11.

2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout access.

**DEVELOPMENT SERVICES**

Action required: Provide cleanout near where sanitary leaves building on the way to grease interceptor.

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Approved with Conditions**

1. 2018 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

Provide shop drawings for review and approval.

2. 2018 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.

Provide shop drawings for review and approval.

3. Provide TI plans for the spaces. Reviewed as white box only.

4. 2018 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

Provide a Knox box 6'AFF over the FDC. Order from [Knoxbox.com](http://Knoxbox.com)

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