

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

April 10, 2024

Buxton Kubik Dodd Design Collective
3100 S National Ave, Suite 300
Springfield, MO 65807

Permit No: PRCOM20241130
Project Title: THE ARC OF THE OZARKS
Project Address: 500 NE COLBERN RD, LEES SUMMIT, MO 64086
Parcel Number: 52500021400000000
Location / Legal Description: CORRECTED PLAT OF BROWNING-DARK FARM---LOT 2 (EX PT IN RD)
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: THE ARC OF THE OZARKS - REMODEL WITH CHANGE OF TENANT

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 7-130.4 - 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

1. Describe physical use of Day Program Room 114 in order to establish occupant load. If 50 or more there will be a conflict in the swing of door 114. Exiting from Corridor 109 requires that doors swing in direction of egress. If occupant load of Room 114 is 50 or more and egress is still directed through this room from corridor either do not route egress out of corridor 109 or reverse swing of 114

2. 2018 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official.

DEVELOPMENT SERVICES

Action required: Provide verification that either the weight of new roof top equipment is less than or equal to original equipment or provide engineer's report to verify that existing roof structure will support additional load.

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

1. The ICC Existing Building Code is not adopted by the City of Lee's Summit.
2. 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.

3. 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.

4. 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).

Provide suite designations on the exterior 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.