

DEVELOPMENT SERVICES

Building Permit - Commercial Project Title: DOWNTOWN MARKET PLAZA - FARMERS MARKET Work Desc: NEW COMMERCIAL	Permit No: PRCOM20235733 Date Issued: April 26, 2024
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Project Address: 209 SE GREEN ST, LEES SUMMIT, MO 64063 Legal Description: HOWARDS 1ST ADD TO LEES SUMMIT---S 1/2 OF LOTS 6, 7, 8 & W 10' OF S 1/2 OF LOT 9 BLK 18 Parcel No: 61230151400000000 County: JACKSON	Permit Holder: MCCOWN GORDON CONSTRUCTION LLC 850 MAIN ST KANSAS CITY, MO 64105
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Activities Included for this Project: zNew Commercial, License Tax, License Tax Credit, Alarm Permit, Sprinkler Permit, Water, Paved Surface, Storm Sewer, Site Grading, Sewer Service Permit Commercial, Water Service Permit Commercial,
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THIS PERMIT IS ISSUED IN RELIANCE UPON INFORMATION SUBMITTED BY THE APPLICANT. THE BUILDING OFFICIAL MAY SUSPEND OR REVOKE WHENEVER THE PERMIT IS ISSUED IN ERROR, OR ON THE BASIS OF INCORRECT INFORMATION SUPPLIED, OR IN VIOLATION OF ANY ADOPTED CODE, CITY ORDINANCE OR REGULATIONS. NOTICE: THE DISPOSAL OF DEMOLITION WASTE IS REGULATED BY THE DEPARTMENT OF NATURAL RESOURCES UNDER CHAPTER 260 RSMO. SUCH WASTE, IN TYPES AND QUANTITIES ESTABLISHED BY THE DEPARTMENT, SHALL BE TAKEN TO A DEMOLITION LANDFILL OR A SANITARY LANDFILL FOR DISPOSAL.

CONDITIONS

One or more divisions have conditions that have not been addressed during the review period. The outstanding conditions provided below shall be met as indicated during the construction period.

Fire Plan Review

8 Code Analysis- Recalculate the occupant load for the total square footage of the space based on Net and Gross Floor Area as defined by the IFC and IBC Commentary. Provide occupant loads and signage for the most likely use of the space for tables and chairs(15sqft/person), non-fixed seating (7sqft/person) and mercantile (60sqft/person).

Action required-Include the occupant for non-fixed seating and mercantile. All shall be included on the posted occupant load sign.

12 2018 IFC 1004.3- Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

Action required- The occupant load sign for the assembly area shall include the occupant loads for all three uses A2, A3, and

M. Verified at inspection.

Building Plan Review

2 2018 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

12/27/23 - SI letter provided is incomplete

4 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.

12/27/23 - acknowledged in letter.

5 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 side rail extension at roof hatch.

12/27/23 - acknowledged in letter. To be Field verified.

Licensed Contractors

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.

12/27/23 - acknowledged in letter.

Licensed Contractors

Signature of

Applicant: _____

Date: _____

Print name: _____

Company Name: _____
