

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

May 28, 2024

Bluestone Partners, LLC
4708 N. FM. 2528
Sherman, TX 75092

Permit No: PRCOM20242078
Project Title: BEEM LIGHT SAUNA
Project Address: 2070 NW LOWENSTEIN DR, Unit:B, LEES SUMMIT, MO 64081
Parcel Number: 305359
Location / Legal: STREETS OF WEST PRYOR LOTS 4-A & 5-A --- LOT 5-A
Description:
Type of Work: NEW TENANT FINISH
Occupancy Group: BUSINESS
Description: BEEM LIGHT SAUNA - TENANT FINISH FOR LIGHT THERAPY SPA

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

Fire Plan Review

Reviewed By: Jim Eden

Rejected

1. Provide a Code Analysis for the project.
2. Provide emergency lighting at the west end of the corridor.

Emergency lighting only, or move the new exit sign/emergency light combo to the east end of the hallway. Verified at inspection.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. A one-time impact fee in the form of a license tax must be collected before occupancy can be granted. Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will be provided during that stage of your approval process.

Action required: Comment is for informational purposes. The fee will be \$1,856.25.
5/23/24 - acknowledged in letter

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2. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Modify Project Data to show that Construction Type is 5B and that the building is not sprinklered.
5/23/24 - Building is not sprinklered. Remove reference.

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 the name, email address & phone number for the on-site contact which is where inspection reports will be sent.
5/23/24 - acknowledged in letter

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.
5/23/24 - acknowledged in letter

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