

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

June 04, 2024

Schwerdt Design Group
2231 SW Wanamaker Rd
Topeka, KS 66614

Permit No: PRCOM20242210
Project Title: 30HOP STREETS OF WEST PRYOR - TENANT FINISH
Project Address: 1020 NW PRYOR RD, LEES SUMMIT, MO 64081
Parcel Number: 301363
Location / Legal Description:
Type of Work: NEW TENANT FINISH
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: 30HOP - NEW TENANT FINISH FOR BAR AND RESTAURANT

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

3. 2018 IFC 904.11.5- Portable fire extinguishers for commercial cooking equipment. Portable fire extinguishers shall be provided within a 30-foot (9144 mm) travel distance of commercial-type cooking equipment. Cooking equipment involving vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher.

Provide a K Class fire extinguisher and signage at the manual pull station for the hood system. The location shown is not at the manual pull station for the hood system. Verified at inspection.

4. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Show the location of ABC type fire extinguishers. Provide more than one, in a conspicuous location in a normal path of travel.

8. Provide a detail for the covering of the patio.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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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 informational. The fee will be \$29,766.00

6/3/2024 - Acknowledged in letter.

2. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Comment is informational.

6/3/2024 - Not addressed.

3. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 797-7162. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is informational.

6/3/2024 - Not addressed.

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.

6/3/2024 - Not addressed.

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.

6/3/2024 - 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.

6/3/2024 - 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.