

August 6, 2024

City of Lee's Summit Missouri
Development Services
220 SE Green Street
Lee's Summit, MO 64063

**WATERWAY – LEE'S SUMMIT
PERMIT REVIEW**

Permit No: PRCOM20242774
Project Title: WATERWAY CARWASH
Project Address: 1000 NW PRYOR RD, LEES SUMMIT, MO 64081
Parcel Number: 51800043000000000
Location / Legal Description: STREETS OF WEST PRYOR LOTS 1-14 & TRACTS A-D---LOT 11
Type of Work: NEW COMMERCIAL
Occupancy Group: MIXED OCCUPANCY
Description: WATERWAY CARWASH - NEW CAR WASH WITH FUELING STATIONS AND CONVENIENCE STORE

COMMENTS and RESPONSES

Licensed Contractors

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.

Response: We will comply and provide this information once the General contractor is selected.

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.

Response: We will comply and provide this information once the MEP subcontractors are selected.

Building Plan Review

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 amount is not yet available.

Response: Comment is noted.

2. 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.

Response: Comment is noted.

3. 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.

Response: Comment is noted.

4. Code of Ordinances Section 8.330. CPTED Review Requirement.
All development applications shall be subject to CPTED review and recommendations. The application of CPTED concepts and strategies is site specific and the level of review shall be determined on a case by case basis. Some requests during development review will require mandatory compliance. Others will be strongly encouraged but compliance will be voluntary. Mandatory compliance elements will be addressed in Article 9 "Uses with Conditions". Section 8.340. CPTED Uses Specified The following uses have been classified as "Uses with Conditions" per Article 9 of this Chapter, having been determined with a tendency toward an increased risk of crime,. Specific conditions for such uses are found in Article 9 and shall be required to be met prior to receiving any zoning approval, business license or approval to occupy any commercial space.

1. Bank/Financial Services
2. Bank Drive-Thru Facility
3. Check Cashing and Payday Loan Business
4. Convenience Store (C-Store)
5. Financial Services with Drive-up Window or Drive-Thru Facility
6. Pawn Shop
7. Title Loan Business, if performing on site cash transactions with \$500 or more in cash on hand
8. Unattended self-serve gas pumps
9. Unsecured Loan Business
10. Other similar uses shall meet the same standards as the above

Action required: Modify plans and/or provide detailed report to demonstrate compliance.

Response: Waterway will comply. Waterway's standard operating practices include all requirements set by section 8.33.0 CPTED.

5. 5. All plans submitted for review on or after April 1, 2019 shall be designed to the requirements of the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Fire Code, 2017 National Electric Code and the ICC/ANSI A117.1-2009 as amended and adopted by the City of Lee's Summit.

Action required: Update code references to match those currently adopted

Response: The project has been verified to meet the current adopted codes and the code references have been updated.

Please see revised sheet A0.0 with the code section clouded with triangle #1 and dated August 6th 2024. The sheet now calls out correct applicable codes.

6. Canopy designs were not provided at the time of permit application.

Action required: Provide complete architectural and structural plans for all canopies and accessory structures.

Response: Canopy manufactures detailed plans will be submitted as soon as available.

7. 7. ICC A117.1 Section 404.2.3.2 Swinging Doors and gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Hallway 101 must be at least 60" clear to accommodate minimum clearance in front of door 104. Re: ICC A117.1 Figure 404.2.3.2(A)

Response: The drawings have been modified to show Hallway 101 to be 5'-0" wide.

Please see revised sheet A2.1 for the dimension string clouded with triangle #1 and dated August 6th.

8. Unified Development Ordinance Article 8, Section 8.180.E
Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (Parapet looks too low to fully screen HVAC)

Response: The drawings have been updated to show the parapet adjusted to an adequate height to screen the roof top mechanical equipment.

Please see revised sheets A5.0, A6.0, A6.1 and A6.2 that show the new parapet height. These drawings are clouded with triangle #1 and dated August 6th.

9. 2017 NEC Article 110.26 (C) (2) Large Equipment. For equipment rated 1200 amperes or more and over 6 feet wide that contains overcurrent devices, switching devices, or control devices, there shall be one entrance to and egress from the required working space not less than 24" wide and 6'6" high at each end to the working space. A single entrance to and egress from the required working space shall be permitted where either of the conditions in 110.26(C)(2)(a) or (C)(2)(b) is met.

(a) Unobstructed Egress. Where the location permits a continuous and unobstructed way of egress travel, a single entrance to the working space shall be permitted.

(b) Extra Working Space. Where the depth of the working space is twice that required by 110.26(A)(1), a single entrance shall be permitted. It shall be located such that the distance from the equipment to the nearest edge of the entrance is not less than the minimum clear distance specified in Table 110.26(A)(1) for equipment operating at that voltage and in that condition.

110.26 (C)(3) Personnel Doors. Where equipment rated 800 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 25 feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic hardware.

Action required: Additional ingress/egress door required in Electrical room. Both doors required to swing outward and be provided with panic hardware.

Response: We have added exit door # 108B to the Electrical room 108. There are now two outward swinging exit doors from the electrical room #108.

Please see revised sheets A2.0 and A4.0 showing the new door and hardware group. These changes are clouded with triangle #1 and dated August 6th.

Fire Plan Review

1. 1. 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).

Response: We will comply.

2. 2. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA

Response: We will comply.

3. 2018 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

Response: Fire extinguishers have been added to the floor plan.

Please see revised sheets A2.0 showing the fire extinguisher locations. These changes are clouded with triangle #1 and dated August 6th.