

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

August 12, 2024

SixTwentyOne
1705 Summit St
kansas city, MO 64108

Permit No: PRCOM20242901
Project Title: FLEX SPACES LEE'S SUMMIT - BUILDING A
Project Address: 60 SE THOMPSON DR, LEES SUMMIT, MO 64081
Parcel Number: 61800123500000000
Location / Legal: DECKER STREET MINOR PLAT, LOTS 2A AND 3A---LOT 3A
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: FACTORY AND INDUSTRIAL, MODERATE HAZARD
Description: FLEX SPACE - NEW BUILDING FOR VARIOUS TYPES TENANTS - OFFICE, WAREHOUSE,
INDUSTRIAL

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: Craig Hill

Approved with Conditions

1. Provide exterior emergency egress light.

2018 IFC 1008.3.1 & 3.2 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following: 1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress. 2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits.

3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. This plan review represents both buildings. After review process is complete another permit will be created as each building will have it's own.

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Action required: Comment is informational.

8/8/2024 - acknowledged in letter.

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.

8/8/2024 - Statement of special inspections must be from the actual inspection firm on their letterhead and must list out the inspections to be performed.

3. 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. We have processed this building as a Mini-Warehouse with a fee to be collected of \$2,244.00. Any proposed uses other than warehouse will require a change of use permit and will be assessed for increased license tax fee and parking requirements.

8/8/2024 - acknowledged in letter.

8. Unified Development Ordinance Article 8, Section 8.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

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. (either masonry or approved evergreen plantings)

8/8/2024 - Landscaping designs must be resubmitted to the FDP.

13. Sanitary piping at Unit 1 is flowing in the wrong direction.

Action required: Modify piping to comply.

8/8/2024 - Partially corrected. Field verify.

Licensed Contractors

Reviewed By: Joe Frogge

Approved

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