

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

September 10, 2024

CLOCKWORK
423 DELAWARE STREET #102
KANSAS CITY, MO 64105

Permit No: PRCOM20244602
Project Title: NEW LONGVIEW - BUILDING 31 - OFFICE
Project Address: 430 SW LONGVIEW BLVD, Unit:200, LEES SUMMIT, MO 64081
Parcel Number: 62420970900000000
Location / Legal: TOWER PARK LOTS 7A-1 THRU 7A-3 AND 7B-1 --- LOT 7A-2
Description:
Type of Work: NEW TENANT FINISH
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR GENERIC NON-MEDICAL OFFICE

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

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.

RESPONSE: Acknowledged. Will provide when the GC is awarded the contract to do the work, prior to pulling the permit from the city.

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: Acknowledged. Will provide once they are awarded the contract to do the work.

DEVELOPMENT SERVICES

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. This permit is for a generic non-medical use. While a certificate of occupancy will be granted at final inspections, a new permit would have to be applied for for any other type of use even if no construction takes place.

Action required: Comment is informational.

RESPONSE: Acknowledged.

2. 2018 IPC 504.6 Requirements for discharge piping. The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap located in the same room as the water heater.
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.
5. Discharge to the floor, to the pan serving the water heater or storage tank, to a waste receptor or to the outdoors.
6. Discharge in a manner that does not cause personal injury or structural damage.
7. Discharge to a termination point that is readily observable by the building occupants.
8. Not be trapped.
9. Be installed so as to flow by gravity.
10. Terminate not more than 6 inches above and not less than two times the discharge pipe diameter above the floor or flood level rim of the waste receptor.
11. Not have a threaded connection at the end of such piping.
12. Not have valves or tee fittings.
13. Be constructed of those materials listed in Section 605.4 or materials tested, rated and approved for such use in accordance with ASME A112.4.1.
14. Be one nominal size larger than the size of the relief valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place.

Action required: Route water heater overflow from pan to conspicuous location. (see item 7)

RESPONSE: See revised detail 2/MP100 to route the condensate / overflow line to the same location as the HVAC Cassette condensate lines in the shell vertical stack. Currently is ran to an open inlet visible to tenants.

Fire Plan Review

Reviewed By: Craig Hill

Approved