

PLAN REVIEW CONDITIONS & RESPONSES

October 15, 2024

Riad Baghdadi
11661 College Blvd
Overland Park, KS 66210

Permit No: PRCOMCOM20245134
Project Title: SKY WINE & SPIRITS
Project Address: 3680 NE AKIN DR, Unit:134, LEES SUMMIT, MO 64064
Parcel Number: 43810020700000000
Location / Legal: CHAPEL RIDGE BUSINESS PARK, LOTS 10-18 & TRACTS H THRU K---LOT 17
Description:
Type of Work: CHANGE OF TENANT
Occupancy Group: MERCANTILE
Description: CHANGE OF TENANT FOR LIQUOR STORE

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: Contractor information will be provided when plans are approved and securing the permit.

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: Contractor information will be provided when plans are approved and securing the permit.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: Address for this suite is 3680 NE Akin Dr, Unit:134. Update all records.

Response: Address corrected as indicated.

2. Insufficient information to complete review.

Provide the following:

- Identify use of room in rear of suite. (modify occupant load accordingly if applicable)
- Response: the area is part of the retail space.
- Complete plumbing design or detailed scope of work.
- Response: plumbing work is limited as noted on plans to removing existing plumbing fixtures and installing water fountain.
- Complete HVAC design including outside air calculations.
- Response: existing HVAC system is existing to remain. Outside air calculations are included on plan.
- Clarify purpose of note #6 on 01.
- Response: note #6 is indicated as not used on plan.

3. 2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4.

2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches.

2018 1209.2.2 Walls and partitions. Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Action required: Specify compliant wall finish at toilet and mop sink. If paint is used it must be epoxy based.

Response: finish materials and notes are added to plans.

4. "2018 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official.

Action required: Provide engineer's report to verify that existing roof structure will support additional load imposed by new condensing units.

Response: the weight of the condenser is 205 lb spreads on 6 S.F. This weight will not adversely affect the roof structure.

5. 2017 NEC Article 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Action required: Provide receptacle(s) on roof to comply or provide verification of existing compliant receptacle(s).

Response: Outlet is added to plans.

Fire Plan Review

Reviewed By: Craig Hill

Rejected

1. 1008.1 Means of egress illumination. Illumination shall be provided in the means of egress in accordance with Section 1008.2. Under emergency power, means of egress illumination shall comply with Section 1008.3.

Action Required: Provide exterior emergency illumination at both front and back exits.

Response: exterior emergency illumination is shown on plans.