

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

January 23, 2025

COLLINS WEBB ARCHITECTURE LLC
307 SW MARKET ST, Unit B
LEES SUMMIT, MO 64063

Permit No: PRCOM20250089
Project Title: REUNION AT BLACKWELL CLUBHOUSE
Project Address: 652 SE BRADFEE ST, LEES SUMMIT, MO 64063
Parcel Number: 60520010101000000
Location / Legal Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: ASSEMBLY FOR WORSHIP, RECREATION OR AMUSEMENT
Description: NEW CLUBHOUSE

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

Building Plan Review

Reviewed By: Joe Frogge

Rejected

2. 2018 IBC 502.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of ½ inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

Action required: Comment is informational.

3. This review is for clubhouse and maintenance garage only. (some townhome drawings are in the plan set)

Action required: Comment is informational. Submit application form for garage to get that process started.

DEVELOPMENT SERVICES

4. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Comment is informational. Deferred per request.

5. Clarify use of "kitchen." If the oven will be used to cook for the public it needs a Type I hood and Jackson County Health Department approval.

Assuming all food is prepared off-site and the oven is only for warming purposes, Actions required:

- Add a note designating oven as warming only.
- Provide permanent signage at the oven with similar verbiage.
- Do not use the title of "kitchen."

6. 2018 IBC 1103.1 Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

Action required: Work area to be fully accessible. Provide 60" turning space and label cabinetry as maximum 34" tall.

7. 2018 IBC 1208.2 Attic spaces. An opening not less than 20 inches by 30 inches shall be provided to any attic area having a clear height of over 30 inches. Clear headroom of not less than 30 inches shall be provided in the attic space at or above the access opening.

Action required: Provide compliant access to attic.

8. MEP designs not found in submittal.

Action required: Provide complete MEP designs. Must be sealed/signed by MO State architect or engineer.

9. 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 (clubhouse condensing unit) will be screened from all 4 sides per referenced UDO section.

10. 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 finishes at water closets, urinals, and mop sink.

Fire Plan Review

Reviewed By: Craig Hill

Rejected

DEVELOPMENT SERVICES

2. MEP designs not found in submittal.

Action required: Provide complete MEP designs to show emergency and exit lighting.

3. 2018 IFC 609.2- Where required. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

Action Required: Clarify use of "kitchen." A Type I hood may be required.

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

Information Only

5. 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.

Action Required: Provide fire extinguishers in accordance with IFC 2018

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.
(Avital is currently a Class C which is residential only)

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