

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

January 27, 2025

MD2 DESIGNS
2307 NW OUTER BELT RD
BLUE SPRINGS, MO 64015

Permit No: PRCOM20246426
Project Title: K + R WHOLESale
Project Address: 1460 SE BROADWAY DR, LEES SUMMIT, MO 64081
Parcel Number: 61720124700000000
Location / Legal: NEWBERRY LANDINGS FIRST PLAT---LOT 294
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: STORAGE, MODERATE HAZARD
Description: K + R WHOLESale - NEW WAREHOUSE WITH 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

Fire Plan Review

Reviewed By: Craig Hill

Approved

1. 2018 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. .A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

2. 2018 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

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Action required: Comment is informational.

1/22/2025 - Not addressed.

2. 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 will be \$4,44.00

1/22/2025 - Not addressed.

3. 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.

1/22/2025 - Not addressed.

5. Inadequate information to complete review.

Provide the following:

- Complete construction details for mezzanine. (floor, decking, guard rail, stair geometry, etc.)

1/22/2025 - Incomplete - Details show joists show both wood joists and bar joists, neither of which are sized. How is guard rail attached?

- Complete HVAC design. (furnace spec, outside air calcs, duct sizes, combustion air/vent, RR exhaust, etc.)

1/22/2025 - Incomplete

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6. Copies of the pre-engineered metal building package (PEMB) were not provided at the time of permit application.

Action required: Provide PEMB package or request deferral.

1/22/2025 - Not addressed.

12. **Note added on 1/22/2025**

Lee's Summit Code Of Ordinances 7-137. - Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted digitally with each application for a permit. A registered design professional licensed by the State of Missouri shall prepare the construction documents. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the State of Missouri.

Action required: All plans must be sealed/signed by architect or engineer.

Licensed Contractors

Reviewed By: Joe Frogge

Approved

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