

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

February 07, 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 BRADFREET 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

**Fire Plan Review**

**Reviewed By: Craig Hill**

**Approved with Conditions**

3. 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

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. 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 1/2 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.

**DEVELOPMENT SERVICES**

Action required: Comment is informational.

2/4/2025 - Acknowledged in letter.

2. 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.

2/4/2025 - Acknowledged in letter.

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

Action required: Comment is informational. Deferred per request.

2/4/2025 - Acknowledged in letter.

5. 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.

**2/4/2025 - Work Area (between Leasing & Manager) still not accessible. Revise.**

**2/4/2025 - Comment added after MEP review.**

10. 2018 IPC 604.8 Water Pressure reducing valve or regulator. Where water pressure within a building exceeds 80 psi static, an approved water-pressure reducing valve conforming to ASSE 1003 or CSA B356 with strainer shall be installed to reduce the pressure in the building water distribution piping to not greater than 80 psi static.

Action required: Provide pressure reducing valve at water entry. (Our Water Department requires PRV installation in all locations regardless of pressure)

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.***