

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

February 18, 2025

Kevin Campbell - Dev Inc
8807 Monrovia St.
Lenexa, KS 66215

Permit No: PRCOM20245463
Project Title: ASSOCIATED PLASTIC SURGEONS
Project Address: 2701 NE MCBAIN DR, LEES SUMMIT, MO 64064
Parcel Number: 52200011500000000
Location / Legal: I-470 BUSINESS & TECHNOLOGY CENTER---LOT 7
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: BUSINESS
Description: ASSOCIATED PLASTIC SURGEONS - NEW MEDICAL BUILDING
Permit released for site-related work and foundations only.
Currently under review for shell only - Infill plans to be submitted at future date

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 7-130.4 - 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.

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.

Action required: Comment is informational.

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2. A one-time impact fee in the form of a license/excise 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 \$31,605.25

3. 2018 IPC 708.1 Cleanouts Required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11.

2018 IPC 708.1.1 Horizontal drains within buildings. Horizontal drainage pipes in buildings shall have cleanouts located at intervals of not more than 100 feet. Building drains shall have cleanouts located at intervals of not more than 100 feet apart except where manholes are used instead of cleanouts, the manholes shall be located at intervals of not more than 400 feet. The interval length shall be measured from the cleanout or manhole opening, along the developed length of the piping to the next drainage fitting providing access for cleaning, the end of the horizontal drain or the end of the building drain. (see code for exception)

2018 IPC 708.1.2 Building sewers. Building sewers smaller than 8 inches shall have cleanouts located at intervals of not more than 100 feet. Building sewers 8 inches and larger shall have a manhole located not more than 200 feet from the junction of the building drain and the building sewer and at intervals of not more than 400 feet. The interval length shall be measured from the cleanout or manhole opening, along the developed length of the piping to the next drainage fitting providing access for cleaning, a manhole or the end of the building sewer.

2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout access.

2018 IPC 708.1.4 Changes of direction. Where a horizontal drainage pipe, a building drain or a building sewer has a change of horizontal direction greater than 45 degrees, a cleanout shall be installed at the change of direction. Where more than one change of horizontal direction greater than 45 degrees occurs within 40 feet of developed length of piping, the cleanout installed for the first change of direction shall serve as the cleanout for all changes in direction within that 40 feet of developed length of piping.

Action required: Provide cleanout near where sanitary leaves building.

4. 2018 IMC 606.2.1 Return air systems. Smoke detectors shall be installed in return air systems with a design capacity greater than 2,000 cfm, in the return air duct or plenum upstream of any filters, exhaust air connections, outdoor air connections, or decontamination equipment and appliances.

Exception: Smoke detectors are not required in the return air system where all portions of the building served by the air distribution system are protected by area smoke detectors connected to a fire alarm system in accordance with the International Fire Code. The area smoke detection system shall comply with Section 606.4.

Action required: Update RTU schedule to show smoke detectors at RTU-7.

5. 2017 NEC Article 110.26 (C)(3) Personnel Doors. Where equipment rated 800 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 25 feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic hardware.

Action required: Provide panic hardware at door 03 out of Electrical Room.

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6. 2017 NEC Article 250.50 Grounding Electrode System. All Grounding electrodes as described in 250.52(A)(1) through (A)(7) that are present at each building or structure served shall be bonded together to form the grounding electrodes system. Where none of these grounding electrodes exist, one or more of the grounding electrodes specified in 250.52(A)(4) through (A)(8) shall be installed and used. (see code section for exception)

Action required: Provide grounding electrode to water service entry.

Fire Plan Review

Reviewed By: Craig Hill

Rejected

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.

Action Required: Provide deferred submittal for alarm system.

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.

Action Required: Provide deferred submittal for protection system.

3. 2018 IFC 903.4.2- Alarms. Approved audible and visual devices shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Listed alarm notification devices shall be provided on the exterior and interior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Informational only.

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

Action Required: Provide location of extinguishers

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 location of extinguishers.

6. Action required: Provide location of emergency lighting other than exits.

7. Action required: Provide location of exit lights other than at the exit doors.

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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.