

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

February 20, 2025

Fusion Architects
3488 Brentwood Dr, Suite 101
Baton Rouge, LA 70809

Permit No: PRCOM20250361
Project Title: TAKE 5 OIL CHANGE
Project Address: 400 NE M 291 HWY, LEES SUMMIT, MO 64086
Parcel Number: 61210114201000000
Location / Legal Description: RNG-31 TWP-47 SEC-05 PT E 1/2 NE 1/4 BEG 602' N OF SW COR OF SD E 1/2 NE 1/4 TH E 35.61' TO WLY ROW M-291 HWY TH N & NELY ALG SD WLY ROW TO SE COR LOT 1 PINE WOODS TH W 152.53' TH S 478.79' TO POB
Type of Work: NEW COMMERCIAL
Occupancy Group: BUSINESS
Description: TAKE 5 OIL CHANGE - 3-BAY IN-CAR OIL CHANGE FACILITY

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: Provide the name, email address & phone number for the on-site contact.

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.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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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.

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 \$9,974.25

3. 2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code.

Action required: Provide drinking fountain or approved alternate.

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

Action required: Provide truss package or request deferral.

5. Lee's Summit Code Of Ordinances 7-137. - Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in two (2) or more sets 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: Architectural drawings must be sealed/signed by AOR.

6. ICC A117.1 Section 304.3 Size. Turning spaces shall comply with Section 304.3.1 or 304.3.2. 304.3.1 Circular Space. 304.3.1.1 New Buildings and facilities. In new buildings and facilities, the turning space shall be a circular space with a 67-inch minimum diameter. (see code for information regarding allowed overlapping) 304.3.1.2 Existing buildings and facilities. In existing buildings and facilities, the turning space shall be a circular space with a 60-inch minimum diameter. (see code for information regarding allowed overlapping)

Action required: Provide turning space in Manager Office 101.

7. ICC A117.1 Section 404.2.3.2 Swinging Doors and gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Provide minimum 18" clearance at latch side of door out of Manager Office 101.

8. Sheet A3.02 gives contractor direction to select OH doors based on areas in Florida and Texas.

Action requireds: Provide actual door selection based on this area and the 2018 IBC.

9. All plans submitted for review on or after April 1, 2019 shall be designed to the requirements of the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Fire Code, 2017 National Electric Code and the ICC/ANSI A117.1-2009 as amended and adopted by the

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City of Lee's Summit.

Action required: Update code reference on sheet S0.10.

10. 2018 IBC 505.2 Mezzanines. A mezzanine or mezzanines in compliance with Section 505.2 shall be considered a portion of the story below. Such mezzanines shall not contribute to either the building area or number of stories as regulated by Section 503.1. The area of the mezzanine shall be included in determining the fire area. The clear height above and below the mezzanine floor construction shall be not less than 7 feet (2134 mm).

Action required: Provide minimum 7' head clearance at mezzanine.

11. 2018 IBC 1809.5 Frost protection. Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending below the frost line of the locality;
2. Constructing in accordance with ASCE 32; or
3. Erecting on solid rock.

(see code section for exceptions)

Shallow foundations shall not bear on frozen soil unless such frozen condition is of a permanent character.

Action required: Provide footing schedule. Also make note that footings shall be at least 36" deep.

12. 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 footing.

13.

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Fire Plan Review

Reviewed By: Craig Hill

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.