

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

April 02, 2025

Insight Design Architects
112 South Main St
Nixa, MO 65714

Permit No: PRCOM20250959
Project Title: NAPA AUTO PARTS
Project Address: 2321 NE Independence Ave, Unit:A2321 NE INDEPENDENCE AVE, Unit:A, LEES SUMMIT, MO 64064
Parcel Number: 52240040100000000
Location / Legal: LAKEWOOD BUSINESS CENTER ON I-470 PLAT J LOT 42A
Description:
Type of Work: CHANGE OF TENANT
Occupancy Group: MERCANTILE
Description: CHANGE OF TENANT TO NEW AUTO PART STORE

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

Approved

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Amend Building Code Review - this building is a fully sprinklered 2B.

2. 2018 IBC 1109.12.3 Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

Action required: Service counters must be fully accessible (min. 36" of surface at a maximum 36" high). To be field verified.

Fire Plan Review

Reviewed By: Craig Hill

Rejected

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4. 315.3.1 Ceiling clearance. Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.

Action Required: Need plans showing the height of the storage on racks to be no closer than 18" to the sprinklers.

5. 2018 IFC 1008.1 Illumination required. The means of egress, shall be illuminated at all times the building space served by the means of egress is occupied.

Action Required: Plans do not show emergency and exit lighting.

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