



April 14, 2025

RE: Permit No: PRCOM20244213
Project Title: A SMALL TAVERN
Project Address: 319 SE MAIN ST, LEES SUMMIT, MO 64063

Dear Mr. Frogge,

The following are response for comments for the above referenced project.

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: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and an email address & phone number for the on-site contact which is where inspection reports will be sent.

Response. Contact information for Licensed Contractor will be provided once successful bidder is selected.

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.

Response. Contact information for Licensed MEP Contractors will be provided by General Contractor prior to permit issuance.

Building Plan Review Reviewed By: Joe Frogge Rejected

1. 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. After credit for previous warehouse tenant, the fee will be \$5,007.75.

Response. Comment is acknowledged.

2. 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 City of Lee's Summit. Action required: Amend Code Notes on cover sheet to show 2009 ICC/ANSI.

Response: Code has been corrected to 2009 ICC/ANSI on revised Cover Sheet.

3. 2018 IPC 403.2 Separate Facilities. (As amended by Lee's Summit Code of Ordinances Section 7-405) Where plumbing fixtures are required, separate facilities shall be provided for each sex. Exceptions: 1. Separate facilities shall not be required for dwelling units and sleeping units. 2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer. 3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer. 4. Separate facilities shall not be required in business occupancies in which the maximum occupant load is 25 or fewer. Action required: Label restrooms per gender or request unisex by filing for a code modification request (CMR).

Response: Men and Women have been designated on revised sheet A3.

4. 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 mop sink. (include mop sink area in finish schedule to verify compliant wall finish)

Response: Sink and wall finish are shown on revised sheets A3 and Plumbing Sheets.

5. Insufficient parking on site. Action required: Submit proposal/design for how minimum number of parking stalls, including ADA. Provide verification of shared parking plan/agreement if needed. See pre-app notes in the portal.

Response: Proposal to be submitted under separate cover by Owner.

6. Unified Development Ordinance Article 8, Section 8.180.F Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened. Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (must be either masonry or approved evergreen plantings)

Response: Landscape screening has been shown on revised sheet A3.

Please let us know if you have any questions or need any other information to complete your review.

Best Regards,
GUY GRONBERG ARCHITECTS, P.C.



Ken Kleffner, RA
Architect