

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

April 22, 2025

HJM Architects  
7520 Washington St  
Kansas City, MO 64114

Permit No: PRCOM20251136  
Project Title: MIDWEST DISTRIBUTION T.I.  
Project Address: 1220 NW MAIN ST, Unit:A, LEES SUMMIT, MO 64086  
Parcel Number: 52900024100000000  
Location / Legal: LEE'S SUMMIT LOGISTICS LOTS 1-3---LOT 2  
Description:  
Type of Work: NEW TENANT FINISH  
Occupancy Group: STORAGE, MODERATE HAZARD  
Description: EXPANSION OF WAREHOUSE INTO PREVIOUSLY UNOCCUPIED SPACE  
- SCOPE INCLUDES DE-RATING OF EXISTING 1HR FIRE BARRIER - ALL INDICATIONS TO BE REMOVED

***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**

**Rejected**

1. Action Required: Provide storage plans for the expansion area to comply with the 2018 International Fire Code Section. The open area storage shall be arranged so that it does not obstruct required fire department access or impede the safe exiting of the occupants of the building.

2. Provide demarcation lines in the storage area showing exit isals and designated pallet storage areas.

3. 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 storage plans for the expansion area to comply with the 2018 International Fire Code Section on travel distance to portable fire extinguishers. Storage plan is needed to prevent occupant from storing and stacking pallets in a way that impedes access to extinguishers.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Approved with Conditions**

**DEVELOPMENT SERVICES**

3. A one-time impact fee in the form of an 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 \$7,084.00  
4/18/2025 - not addressed.

**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.***