

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

April 11, 2025

DBL ARCHITECTURE + INC  
8031 WENONGA RD  
LEAWOOD, KS 66206

Permit No: PRCOM20250982  
Project Title: GOODCENTS  
Project Address: 869 SW LEMANS LN, LEES SUMMIT, MO 64082  
Parcel Number: 70920019500000000  
Location / Legal: RAINTREE LAKE VILLAGE LOTS 1-6 & TR A ---LOT 6  
Description:  
Type of Work: CHANGE OF TENANT  
Occupancy Group: BUSINESS  
Description: GOODCENTS - RESTAURANT FOR SUBS, PASTA, AND SOUP

***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. **We will have the contractor provide this**

Action required: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and 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.

**We will have the contractor provide this**

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

**We will have the contractor provide this**

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

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1. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 797-7162. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is informational.

2. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 797-7162. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational.

3. 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.

**We have revised this. re: AC**

Action required: amend Code Analysis on sheet AC to show correct construction type which is 5B.

4. 2018 IBC 1103.1 Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent shall be accessible to persons with physical disabilities.

**We have provided the 5' circle and the 'T' turning configuration. Please note we have removed the doors that showed open on equip.**

Action required: Provide minimum clearances and turning space inside Kitchen A.

5. 2018 IMC 507.3 Type II hoods. Type II hoods shall be installed above dishwashers and appliances that produce heat or moisture and do not produce grease or smoke as a result of the cooking process, except where the heat and moisture loads from such appliances are incorporated into the HVAC system design or into the design of a separate removal system. (see code section for more specific requirements)

**This type of oven does not create any heat or moisture above or around it. It does not require a hood**

Action required: Provide Type II hood over oven or provide information to verify that one of the exceptions have been met.

6. 2018 IPC 502.1 General. Water heaters shall be installed in accordance with the manufacturer's installation instructions. Oil-fired water heaters shall conform to the requirements of this code and the International Mechanical Code. Electric water heaters shall conform to the requirements of this code and provisions of NFPA 70. Gas-fired water heaters shall conform to the requirements of the International Fuel Gas Code.

Action required: Provide expansion tank at water heater or provide verification that water heater installed will not require expansion tank in the manufacturer's written instructions.

**We did have a note about this under the Water Heater Diagram. We have bubbled it. re: P2**

Action required: Provide expansion tank at water heater or provide verification that water heater installed will not require expansion tank in the manufacturer's written instructions.

**Fire Plan Review**

**Reviewed By: Craig Hill**

**Approved with Conditions**

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.

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Action Required: Provide deferred submittal for fire alarm svstem

**We will notify our Fire Protection Co. to provide this.**

3. 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.

**We will notify our Fire Protection Co. to provide this.**

Action Required: Provide deferred submittal for protection system

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