

Attention: Mr. Joe Frogge, Plans Examiner
Project Address: 2751 NE Douglas Street
Lee's Summit, MO 64064
Permit Number: PRCOM20251547
Client: Midwest Avionics
Date: May 15, 2025



In accordance with Section 7.3 of AIA Document A201-1997 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, this document shall serve as an Addendum for the above referenced project and requires both the signature of the Architect and Owner prior to commencement of the change in the Work described herein.

Plan Review Comments:

Fire Plan Review Reviewed By: Craig Hill Approved with Conditions

Building Plan Review Reviewed By: Joe Frogge Rejected

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. 5/13/2025 - Acknowledged in letter.

2. 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 informational. The fee will be \$2,508.00 (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). 5/13/2025 - Acknowledged in letter.

3. 2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4. 2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches. 2018 1209.2.2 Walls and partitions. Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Action required: Specify compliant wall finish materials at mop sink, urinal, and water closets. 5/13/2025 - Acknowledged in letter but not found in revised plans.

Response: Please see revised plan indicating wall finishes.

5. 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 708.1.3 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.

Action required: Provide cleanouts near where sanitary leaves building. 5/13/2025 - Required at sanitary serving trench drains also.

Response: Please see revised plan.

7. 2018 IBC 2902.2 Separate Facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. (see code for exceptions) Action required: Label restrooms per gender or apply for Code Modification Request to use 2024 IBC 5/13/2025 - CMR submitted to management for review

Response: A/E team waiting for confirmation from management review.

Licensed Contractors Reviewed By: Joe Frogge Rejected

1. 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. (All State Electric and Essary Plumbing must obtain Lee's Summit business licenses)

Response: Understood. The MEP contractors will obtain business licenses prior to permit issue.