

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

July 21, 2025

SCHARHAG ARCHITECTS
310 ARMOR RD, #22
NORTH KANSAS CITY, MO 64116

Permit No: PRCOM20252261
Project Title: SUMMIT ORCHARD SHELL BUILDING
Project Address: 410 NW CHIPMAN RD, LEES SUMMIT, MO 64086
Parcel Number: 52900037400000000
Location / Legal: SUMMIT ORCHARD LOTS 4E-2A & 4E-2B---LOT 4E-2A
Description:
Type of Work: NEW SHELL BUILDING
Occupancy Group: UNCLASSIFIED
Description: SUMMIT ORCHARD - NEW SHELL BUILDING

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

Approved

1. 2018 IFC 1008.3.1 & 3.2 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following:
1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
 2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits.
 3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.

Action: Required: Provide exterior emergency lighting at all exits

Building Plan Review

Reviewed By: Joe Frogge

Rejected

2. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Comment is informational. Truss package deferred per request.
7/21/2025 - Not addressed.

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4. 2017 NEC 230.72 Grouping of disconnects.

(A) General. The two to six disconnects as permitted in 230.71 shall be grouped. Each disconnect shall be marked to indicate the load served. (see code for exception)

Action required: Provide

7/21/2025 - Apologies for leaving out description.

Emergency responders must be able to kill power to entire building from a single location with maximum 6 switch throws.

10. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: The 3 suites for this building have been assigned the addresses of 410/414/418 NW Chipman Rd. 410 will be the easternmost and 418 the westernmost.

7/21/2025 - Acknowledged in letter.

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 the name, email address & phone number for the on-site contact.

7/21/2025 - Acknowledged in letter.

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.

7/21/2025 - Acknowledged in letter.

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