

CITY OF LEE'S SUMMIT

CODES ADMINISTRATION DEPARTMENT

220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1200
Fax (816) 969-1201

PLAN REVIEW CONDITIONS

April 18, 2012

GUY GRONBERG ARCHITECTS, PC
113 SE 3RD ST
LEES SUMMIT, MO 64063--2719

Permit No: PRCOM20120721
Project Title: SPORTS CLIPS
Project Address: 1041 NE SAM WALTON LN, Unit:B, LEES SUMMIT, MO 64086
Parcel Number: 52840021700000000
Location: RITTER PLAZA LOT 2 (EX PT IN ROW)
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINISH

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 contact the appropriate department regarding clarification of comments.

Codes Administration (816) 969-1200

Fire Department (816) 969-1300

Building Plan Review

Reviewed By: Michael Weisenborn

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 - Provide the name of the licensed general contractor prior to permit approval.

2. 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. Except from Sec. 7-130, Lees Summit Code of Ordinances.

Action required - Provide the name of the mechanical, electrical and plumbing contractors prior to permit approval.

3. 2006 IBC 1004.1.1 - Areas without fixed seating. The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.1. For areas with out fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant per unit of area factor assigned to the occupancy as set forth in Table 1004.1.1. Where an intended use is not listed in Table 1004.1.1, the building official shall establish a use based on a listed use that most nearly resembles the intended use.

Action required - It has been the practice of the Lee's Summit Codes Administration Department to base the occupant load of a beauty/barber shop on the number of cutting stations plus the number of seats provided in the waiting area. Make needed corrections to the calculated occupant load.

4. 2006 IPC 403.2 - Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. (See code for possible exceptions.)

Action required - As the occupant load is greater than 15 separate men's and women's restrooms are required. Make needed corrections.

Fire Plan Review

Reviewed By: Jim Eden

Approved

3. 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Provide a minimum of 1, 2A:10B:C fire extinguisher in a conspicuous location. Verified at inspection.

5. 2006 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building, each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

Verified at inspection.

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