

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

August 21, 2012

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

Permit No: PRCOM20121791
Project Title: METRIC SALON
Project Address: 28 SE 3RD ST, LEES SUMMIT, MO 64063
Parcel Number: 61340213200000000
Location: LEES SUMMIT TOWN OF E 62' OF LOTS 1 & 2 & E 62' OF N 14' LOT 3 & W 20.5' OF E 62' LOT 3 BLK 3
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR A SALON. PREVIOUS TENANT WAS RETAIL

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

Approved

1. 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. Expert from Sec. 7-130, Lees Summit Code of Ordinances.

Action required - Provide the names of the licensed contractors prior to permit approval.

2. ICC/ANSI A117.1 2003 604.5.1 - Fixed sidewall grab bars. Fixed sidewall grab bars shall be 42 inches minimum in length, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall. In addition, a vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located between 39 inches and 41 inches above the floor, and with the center line of the bar located between 39 inches and 41 inches from the rear wall.

Action required - Grab bars shall be installed if not existing. To be verified on inspection.

3. 2006 IBC 1109.12.3 - Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

Action required - This comment is for information purposes. To be verified on inspection.

4. The plans provided do not indicate that any type of nail stations in this space. Manicure/pedicures are not approved activities in this space.

Action required - No action required.

6. 2006 IPC 608.3 - Devices, appurtenances, appliances and apparatus. All devices, appurtenances, appliances and apparatus intended to serve some special function, such as sterilization, distillation, processing, cooling, or storage of ice or foods, and that connect to the water supply system, shall be provided with protection against backflow and contamination of the water supply system. Water pumps, filters, softeners, tanks and all other appliances and devices that handle or treat potable water shall be protected against contamination.

Action required - A backpressure or backsiphonage device shall be provided on the shampoo station sprayers. This will be verified on inspection.

Fire Plan Review

Reviewed By: Jim Eden

Approved

1. 2006 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.

Provide a fire extinguisher near the front door. 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.