

# 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

January 03, 2013

THERESA A DENHAM  
203 SE GREEN STREET  
LEE'S SUMMIT, MO 64063

Permit No: PRCOM20122716  
Project Title: GREEN VET THRIFT EMPORIUM  
Project Address: 203 SE GREEN ST, LEES SUMMIT, MO 64063  
Parcel Number: 61230151300000000  
Location: HOWARD'S WM B FIRST ADD N 1/2 OF LOTS 6, 7, 8 & N 1/2 OF W 10' OF LOT 9 BLK 18  
Type of Work: CHANGE OF TENANT  
Occupancy Group: MERCANTILE  
Description: TENANT FINISH GREEN VET THRIFT EMPORIUM

***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

#### **Fire Plan Review**

**Reviewed By: Brian Austerman**

**Approved with Conditions**

1. 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).

Address exterior doors to the space. verified at inspection

2. Basement is not shown nor is basement access. Storage in basement must remain in accordance with fire and building codes as it pertains to storage and separation requirements.

3. 2305.4 Aisle maintenance.

When restocking is not being conducted, aisles shall be kept clear of storage, waste material and debris. Fire department access doors, aisles and exit doors shall not be obstructed. During restocking operations using manual stocking methods, a minimum unobstructed aisle width of 24 inches (610 mm) shall be maintained in 48-inch (1219 mm) or smaller aisles, and a minimum unobstructed aisle width of one-half of the required aisle width shall

be maintained in aisles greater than 48 inches (1219 mm). During mechanical stocking operations, a minimum unobstructed aisle width of 44 inches (1118 mm) shall be maintained in accordance with Section 2306.9.

For information only

**Building Plan Review**

**Reviewed By: Tracy Deister**

**Rejected**

1. Permits were obtained previously for mechanical modifications to this building. However all required inspections were not performed and the permits have been voided. A licensed mechanical contractor or licensed design professional must inspect and verify in writing the mechanical systems in this building are installed and working correctly prior to any occupancy of this building.
2. Several modifications have been made to the electrical systems in this building. Our records indicate permits were not obtained as a result no inspections were performed on the electrical systems in this building. A licensed electrical contractor or licensed design professional must inspect and verify in writing the mechanical systems in this building are installed and working correctly prior to any occupancy of this building.
3. The storage in the basement must be kept at least 2 feet from the ceiling above. Items stored shall be stored in a organized manner to allow access to all plumbing, mechanical and electrical systems. Combustible and vehicles are specifically prohibited from being stored in the basement.
4. A minimum of 2 hour vertical fire wall must exist and be maintained between this space and the automotive space to the North.
5. The proposed fence around the loading dock and stairs off the loading dock must comply with all current adopted codes relating to guardrail requirements and stair requirements.
6. Any new mechanical, plumbing or electrical work proposed by the tenant must be permitted and be performed by a licensed contractor.

- \_\_\_\_\_ Approved to issue per the listed conditions.
- \_\_\_\_\_ Do not issue per the listed conditions.
- \_\_\_\_\_ Approved to construct foundation only per the listed conditions.
- \_\_\_\_\_ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Applicant Name

\_\_\_\_\_  
CompanyName

***The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.***

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