

# CITY OF LEE'S SUMMIT

## CODES ADMINISTRATION DEPARTMENT

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

### PLANS REVIEW CONDITIONS

Permit No:	PRCOM20100308	Date:	January 11, 2011
Project Title:	The Silver Source	Applicant:	
Project Address:	880 NW BLUE PKWY, Unit:I, LEES SUMMIT, MO 64086		LYTLE CONSTRUCTION INC
Location:	SUMMIT FAIR LOTS 22A & 24A---LOT 22A		1100 SE HAMBLEND RD LEES SUMMIT, MO 64081
Type of Work:	New Tenant Finish		
Occupancy Group:	Mercantile		
Description:	Complete 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

#### **Fire Plan Review**

**Reviewed By: Jim Eden**

**Approved**

3. 2006 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

**ACTION REQUIRED- CALL 969-1316 TO SCHEDULE ALARM TESTING PRIOR TO THE FINAL INSPECTION.**

#### **Building Plan Review**

**Reviewed By: Michael Weisenborn**

**Pending**

1. 2006 IPC 403.4 - Required public toilet facilities. Customers, patrons and visitors shall be provided with public toilet facilities in structures and tenant spaces intended for public utilization. The accessible route to public facilities shall not pass through kitchens, storage rooms, closets or similar spaces. Employees shall be provided with toilet facilities in all occupancies. Employee toilet facilities shall be either separate or combined employee and public toilet facilities.

Action required - Provide documentation from the tenant that the restroom will be available to the customers.

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2. 2006 IBC 1109.4 - Kitchens and kitchenettes. Where kitchens and kitchenettes are provided in accessible spaces or rooms, they shall be accessible in accordance with ICC A117.1.

Action required - Show how this requirement will be met for the breakroom sink.,

3. 2006 IBC 1210.1 - Floors. In other than dwelling units, toilet and bathing room floors shall have a smooth, hard, nonabsorbent surface that extends upward onto the walls at least 6 inches.

Action required - Show how this requirement will be met.,

4. 2006 IBC 1210.2 - Walls. Walls within 2 feet of urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of 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. Exceptions: 1. Dwelling units and sleeping units. 2. Toilet rooms that are not accessible to the public and which have not more than one water closet. Accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture.

Action required - Show how this requirement will be met.,

5. 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 - Show how this requirement will be met.,

6. 2006 IBC 1008.1.8.1 - Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 shall not require tight grasping, tight pinching or twisting of the wrist to operate.

Action required - Provide information on the door hardware to be used.

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7. The rear wall of this space is the only rated assembly. The demising walls are not.

Action required - Make needed corrections to the plans.

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8. Details and specifications for the alteration to the plumbing system have not been provided.

Action required - Provide additional information.,

\_\_\_\_\_ 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

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Print Applicant Name

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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.