

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

February 28, 2011

Nine24 Ventures LLC
PO Box 23111
Overland Park, KS 66283

Permit No: PRCOM20110060
Project Title: Massage heights
Project Address: 970 NW BLUE PKWY, Unit:D, LEES SUMMIT, MO 64086
Parcel Number: 51700033300000000
Location: SUMMIT FAIR LOTS 22A & 24A---LOT 22A
Type of Work: New Tenant Finish
Occupancy Group: Business
Description: Massage parlor 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

Approved

2. ICC/ANSI A117.1 2003 804.6.6 - Refrigerator/Freezer. Combination refrigerators and freezers shall have at least 50 percent of the freezer compartment shelves, including the bottom of the freezer, 54 inches maximum above the floor when the shelves are installed at the maximum heights possible in the compartment. A clear floor space, positioned for a parallel approach to the space dedicated to a refrigerator/freezer, shall be provided. The centerline of the clear floor space shall be offset 24 inches maximum from the centerline of the dedicated space.

Action required - This comment is for information purposes.,

Fire Plan Review

Reviewed By: Brian Austerman

Approved

1. Fire Department-2006 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.

Action required: Provide shop drawings for sprinkler alteration.
ADDRESSED IN RESUB,

2. Fire Department- 2006 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.

Action required: Provide shop drawings for alarm system alteration.
ADDRESSED IN RESUB,

3. Fire Department-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).

Action required: Provide addressing on the front and rear doors. Verified at inspection.
ADDRESSED IN RESUB,

4. Fire Department- Emergency lighting is indicated as being provided in the Code Analysis, but not shown on plans.

Action required: Verify location.

ADDITIONAL LIGHTING IS RECOMMENDED IN THE HALLWAY BETWEEN THE DOORS. tHIS WOULD ENHANCE VISIBILITY IN THE EGRESS CORRIDOR TO THE EXITS. THE USE OF AN ADDITIONAL COMBO LIGHT/EXIT SIGN WOULD BE PREFERRED OVER THE "A" DOORS ,

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

Action required. The minimum required is a 2A:10B:C. Verified at inspection.

ADDRESSED IN RESUB,

- _____ 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.