

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 25, 2011

HOFFMAN CORTES CONTRACTING COMPANY
1600 BALTIMORE, STE 102
KANSAS CITY, MO 64108

Permit No: PRCOM20114294
Project Title: REJUVENATE
Project Address: 400 SW LONGVIEW BLVD, Unit:160, LEES SUMMIT, MO 64081
Parcel Number: 62420150101000000
Location: TOWER PARK COMMERCIAL-PHASE 2---PT LOT 3 DAF: BEG NW COR SD LOT TH N 47 DEG 47 MIN 39 SEC 21.38' TH NELY ALG CURV LF RAD 340' DIST 191.77' TH N 58 DEG 46 MIN 33 SEC E 74.75' TH S 76 DEG 13 MIN 27 SEC E 63.64' TH S 31 DEG 13 MIN 27 SEC E 185.25' TH S 58 DEG 46 MIN 33 SEC W 157' MOL TH N 63 DEG 48 MIN 07 SEC W 146' MOL TH N 86 DEG 44 MIN 52 SEC W 172.98' TH N 03 DEG 15 MIN 08 SEC E 97.29' TO POB
Type of Work: Alter Commercial
Occupancy Group: BUSINESS
Description: REJUVENATE TENANT EXPANSION

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: Dawn Bell

Rejected

2. ICC/ANSI A117.1 2003 604.8.2 - Size. The minimum area of a wheel chair accessible compartment shall be 60 inches minimum in width measured perpendicular to the side wall, and 56 inches minimum in depth for wall hung water closets, and 59 inches minimum in depth for floor mounted water closets measured perpendicular to the rear wall. The minimum area of a wheelchair accessible compartment for primarily childrens use shall be 60 inches minimum in width measured perpendicular to the side wall, and 59 inches minimum in depth for wall hung and floor mounted water closets measured perpendicular to the rear wall.

Action Required: Toilet room 117 does not have the minimum dimensions to be accessible.

3. 2006 IBC 1109.2 - Toilet and bathing facilities. Toilet rooms and bathing facilities shall be accessible. Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing facilities provided within the facility shall not be located on the inaccessible floor. At least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing facility shall be accessible.

Action Required: (See above note) Toilet room 117 does not meet the accessibility requirements. This room does not meet any of the exception requirements of this section.

10. Planning and Development - Commercial businesses located along existing public streets shall be subject to the following design standards: a. buildings shall be designed with four (4) sided architecture, the same level of finish on all sides (no "back"); b. rooftop or ground-level mechanical equipment shall be totally screened from view by using either parapet walls at the same height of the mechanical units for rooftop mounts or by providing screening for ground mounted units acceptable to the Director; c. Wherever possible, parking areas and pedestrian walks shall connect internally to parking areas and pedestrian walks of existing adjoining businesses. Provisions shall be made for future connections to adjoining property not yet developed or redeveloped.

Action required: This will be verified upon inspection.

12. 2006 IMC 504.3 Cleanout. Each vertical riser shall be provided with a means for cleanout.

Action required: Address on plans. - This is pertaining to the clothes dryer exhaust.

Fire Plan Review

Reviewed By: Jim Eden

Pending

1. 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 and alarm system alterations.

2. 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: Provide an additional minimum 2A:10B:C fire extinguisher to maintain 75 foot travel distance. Verified at inspection.

3. 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: All exterior doors shall have the same suite number posted on them. Verified at inspection.

_____ 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.