
CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

June 19, 2013

INTEGRAL CONSTRUCTION SERVICES, INC.
303 SW MARKET ST
LEES SUMMIT, MO 64063

Permit No: PRCOM20130989
Project Title: ESPECIALLY JEWELRY
Project Address: 1233 NE DOUGLAS ST 1233 NE DOUGLAS ST, LEES SUMMIT, MO 64086
Parcel Number: 52910150400000000
Location: MAPLE TREE PLAZA 2ND PLAT---LOT 3 (EX PT IN ROW)
Type of Work: NEW TENANT FINISH
Occupancy Group: MERCANTILE
Description: 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

Licensed Contractors

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 mechanical, electrical and plumbing contractors. This information is required for permit approval.

Building Plan Review

Reviewed By: Michael Weisenborn

Approved

1. 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 will be verified on inspection.

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 - To be verified on inspection.

3. 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 - The restroom is required to be made available to the customers. This comment is for information purposes.

Fire Plan Review

Reviewed By: Brian Austerman

Approved

1. 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Extinguishers shall be a minimum of 2A10B:C

- _____ 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.