

PLAN REVIEW CONDITIONS

August 19, 2013

PRIDE CLEANERS
13613 S 71 HWY
GRANDVIEW, MO 64030

Permit No: PRCOM20131711
Project Title: PRIDE CLEANERS
Project Address: 121 SE M 291 HWY, LEES SUMMIT, MO 64063
Parcel Number: 61240180701000000
Location: THE VILLAGE OF SUMMIT EAST ALL TR 3 (EX BEG SW COR SD TR E 168' N 172' W 145.96'
SWLY 172' TO POB)
Type of Work: CHANGE OF TENANT
Occupancy Group: MERCANTILE
Description: TENANT FINISH FOR DRY CLEANER DROP OFF

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 with Conditions

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 - Compliance for the accessible sales counter will be verified at inspection.

2. 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 comment is for information purposes.

Licensed Contractors

Reviewed By: Michael Weisenborn

Approved

Fire Plan Review

Reviewed By: Jim Eden

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).

Verified at inspection.

2. 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Verified at inspection. Provide a minimum 2A:10B: C fire extinguisher in a conspicuous location.

3. All existing conditions are subject to inspection. Any condition not meeting current code, or the code in place at the time of original occupancy, shall be corrected.

- _____ 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.