

**PLAN REVIEW CONDITIONS**

November 07, 2013

KIRK BOND ARCHITECT  
12300 E 46TH TERRACE SOUTH  
INDEPENDENCE, MO 64055

Permit No: PRCOM20132383  
Project Title: B-ENVIED SALON LLC  
Project Address: 209 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: BUSINESS  
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**

**Pending**

1. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required - Provide the name of the licensed general contractor. A Class A or B license is required. This information is required for permit approval.

2. 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**

**Rejected**

1. 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 - This will be verified on inspection.

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 - The breakroom sink shall meet accessibility requirements as applicable. Provide additional information on the plans.

3. I am unable to locate details for the wall construction.

Action required - Provide additional information on the plans.

4. 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.

5. The plans do not provide for exhaust in the nail/pedicure area as required by the 2006 IMC.

Action required - Provide detailed information on the plans.

6. Detailed plumbing plans have not been provided.

Action required - Due to the amount of work, detailed plumbing plans are required. Provide additional information.

7. 2006 IPC 608.3 - Devices, appurtenances, appliances and apparatus. All devices, appurtenances, appliances and apparatus intended to serve some special function, such as sterilization, distillation, processing, cooling, or storage of ice or foods, and that connect to the water supply system, shall be provided with protection against backflow and contamination of the water supply system. Water pumps, filters, softeners, tanks and all other appliances and devices that handle or treat potable water shall be protected against contamination.

Action required - Show how this will be met for the shampoo bowls and pedi chairs.

8. ICC/ANSI A117.1 2003 404.2.3 - Maneuvering Clearance at Doors. Minimum maneuvering clearances at doors shall comply with Section 404.2.3 and shall include the full clear opening width of the doorway.

Action required - The required clear space is not provided on the push side of the door to the breakroom. Make needed corrections.

#### **Fire Plan Review**

**Reviewed By: Brian Austerman**

**Approved with Conditions**

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.

Provide sprinkler plans if alterations are required

2. 2006 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

Provide alarm plans if alterations are required

***The review conducted by the City of Lee's Summit Codes Administration Department shall not be construed as a structural review of the project.***