

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

September 06, 2016

RIVER OAK CONSTRUCTION
3810 NE BEECHWOOD DR
LEES SUMMIT, MO 64064

Permit No: PRCOM20162211
Project Title: TRESSES HAIR SALON
Project Address: 410D SE 3RD ST, Unit:105, LEES SUMMIT, MO 64063
Parcel Number: 61230310300000000
Location: MOEHLE ACRES---LOT 3
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR HAIR SALON (NO NAILS)

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: Joe Frogge

Approved

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

1. 2012 IBC 1109.4 – Kitchens and kitchenettes. Where kitchens and kitchenettes are provided in accessible spaces or rooms, they shall be accessible.

Action required: Break room counter tops to be maximum 34" above finished floor. To be field verified.

2. Note: Plan review based on hair salon tenant with no manicures or pedicures.

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. 2012 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).

Post suite address on building readable from roadway. Verified at inspection.

2. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Supply one 2A-10BC extinguisher (5 pound)

3. 2012 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel. Mount on normal path of travel near an exit. Top of extinguisher no higher than 60" off of floor. 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.