LEE'S SUMMIT
MISSOURI

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

September 21, 2016

CORE BALANCE YOGA CENTER
15600 E 76TH ST
KANSAS CITY, MO 64139

Permit No:	PRCOM20162395
Project Title:	CORE BALANCE YOGA
Project Address:	3544 SW MARKET ST, LEES SUMMIT, MO 64082
Parcel Number:	70500031400000000
Location:	SUMMITCREST PLAZA LOT 1--- LOT 1
Type of Work:	CHANGE OF TENANT
Occupancy Group:	ASSEMBLY FOR INDOOR SPORTING INCL ARENAS, RINKS, COURTS, SWIMMING POOLS
Description:	CHANGE OF TENANT FOR NEW YOGA STUDIO

*plans are in plan review file

Revisions Required

One or more departments have not approved the permit and 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 address the comments as requested and provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.

Planning and Codes Administration   (816) 969-1200   Fire Department (816) 969-1300

Licensed Contractors   **Reviewed By: Joe Frogge**   **Approved**

Building Plan Review   **Reviewed By: Joe Frogge**   **Rejected**

1. Accessibility requirements.

Action required: Approval is contingent upon upgrading site as much as practical to current accessibility requirements without having to move existing walls. i.e. provide/perform the following:
- Door to restroom must swing inward into room.
- Provide fully supported side and rear grab bars at toilet.
- Protect piping under restroom sink from contact.

2. 2012 IPC 410.3 – Substitution. Where restaurants provide drinking water in a container free of charge, drinking fountains shall not be required in those restaurants. In other occupancies, where drinking fountains are required, water coolers, bottled water dispensers or break rooms with a kitchen sink shall be permitted to be substituted for the required drinking fountains. (As amended by the City of Lee's Summit.)

Action required: Provide drinking fountain or provide letter agreeing to provide in one of the methods listed.

Fire Plan Review   **Reviewed By: Joe Dir**   **Approved with Conditions**

1. ALL EXISTING EXIT AND EMERGENCY LIGHTS SHALL ILLUMINATE ON BOTH AC AND DC POWER.
   (VERIFIED AT INSPECTION)

2. 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 THE NUMERIC ADDRESS OF 3455 ON THE EXTERIOR OF THE FRONT AND REAR DOORS READABLE FROM THE ROADWAY, IN A CONTRASTING COLOR TO THE BACKGROUND.
   (VERIFIED AT INSPECTION)

3. 2012 IFC 901.6- Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Not required fire protection systems and equipment shall be inspected, tested and maintained or removed.
THE EXISTING FIRE SPRINKLER SYSTEM SHALL BE CURRENT WITH ALL REQUIRED SERVICE/MAINTENANCE WITH A CURRENT SERVICE TAG POSTED ON THE RISER.
   (VERIFIED AT INSPECTION)

4. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.
PPROVIDE ONE 2A-10BC FIRE EXTINGUISHER IF NOT ALREADY EXISTING. MOUNT CLOSE TO AN EXIT WITH A MAXIMUM TRAVEL DISTANCE OF 75'
   (VERIFIED AT INSPECTION)

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