

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

November 11, 2016

THE MCINTOSH GROUP INC
1850 S BOULDER AVE
TULSA, OK 74119

Permit No: PRCOM20162931
Project Title: MESSAGE ENVY #1335
Project Address: 1748 NW CHIPMAN RD, LEES SUMMIT, MO 64081
Parcel Number: 51700031300000000
Location: CHIPMAN HWY 50--- LOT 12
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR MESSAGE THERAPY CLINIC

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

Rejected

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: Either a Class A or Class B license is required. Provide the name of the licensed general contractor.

2. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)

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.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment is for informational purposes.

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2. Lee's Summit Code of Ordinances Section 28-63(C)

3. No massage facility business license shall be approved by the Director of Finance unless the facility complies with each of these minimum requirements:

a. The walls shall be clean and painted with washable, mold-resistant paint in all rooms where massage is provided. Floors shall be free from any accumulation of dust, dirt or refuse. All equipment used in the business operation shall be maintained in a clean and sanitary condition. Towels, linens and items for personal use of massage therapists, employees and patrons shall be in sufficient quantity so that none is used for more than one (1) person. Heavy, white paper may be substituted for sheets if such paper is changed for each patron. No cubicle, room, booth or any area within the facility where service is to be provided patrons shall be fitted with a door capable of being locked.

b. Toilet facilities shall be provided in convenient locations. When the facility is designed to accommodate any combination of five (5) or more massage therapists, employees and patrons of different sexes on the premises at the same time, separate toilet facilities shall be provided. A single water closet per sex shall be provided for any combination of twenty (20) or more massage therapists, employees or patrons that the establishment is designed to accommodate on the premises at any one time. Urinals may be substituted for water closets after one (1) water closet has been provided. Toilets shall be designated as to the sex accommodated therein.

c. Lavatories or wash basins provided with both hot and cold running water shall be installed in either the toilet room or vestibule. Lavatories or wash basins shall be provided with soap in a dispenser and with sanitary towels.

Actions required:

- Specify mold resistant paint at all massage rooms.
- Provide non-lockable door hardware at all massage rooms.
- Specify gender specific signage at restrooms.

3. 2012 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. the building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

Action required: Modify plans to designate correct construction type which is IIB.

4. 2012 IBC 1210.2.2 – Walls and partitions. Walls and partitions with 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Action required: Modify plans to show compliant wall finish materials surrounding mop sink.

5. 2012 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: Front service counter specified to be ADA compliant but no dimensional information provided. This will be field verified during inspections.

6. Lee's Summit Code of Ordinances Section 28-65 - Operating Procedures. (F)

Sanitation of massage therapists and employees. All massage therapists shall be clean and wear clean clothes. Provisions for a separate massage therapist/employee dressing room for each sex must be available on the premises with individual lockers for each massage therapist and employee. Doors to such dressing rooms shall open inward.

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Action required: Modify plans to demonstrate compliance.

7. ICC A117.1-2009 604.6 – Flush controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 309. Flush controls shall be located on the open side of the water closet.

Action required: Modify drawings to demonstrate compliance. (both are specified as left handed)

8. 2011 NEC 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (8) shall have ground-fault circuit-interrupter protection for personnel.

(1) Bathrooms

(2) Kitchens

(3) Rooftops

(4) Outdoors

(5) Sinks - where receptacles are installed within 6 feet of the outside edge of the sink.

(6) Indoor wet locations

(7) Locker rooms with associated showering facilities

(8) Garages, service bays, and similar areas where electrical diagnostic equipment, electrical hand tools, or portable lighting equipment are to be used.

(refer to code for exceptions)

Action required: Modify drawings to show that all receptacles within 6' of a sink will be GFCI protected. (including at steamer cabinet)

Fire Plan Review**Reviewed By: Joe Dir****Approved with Conditions****1. DOOR LOCKS/LATCHES****B] 1008.1.9 Door operations.**

Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

[B] 1008.1.9.1 Hardware.

Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate.

NO KEYED LOCKS ON THE EGRESS SIDE OF A MARKED EXIT. (VERIFIED AT INSPECTION)

2. 2012 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.

HAVE CONTRACTOR PROVIDE SHOP DRAWINGS FOR THE MODIFICATIONS TO BE DONE TO THE FIRE ALARM SYSTEM. (INFORMATION PURPOSES)

3. 2012IFC 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

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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 1748 ON THE EXTERIOR OF THE FRONT AND REAR DOORS IN A CONTRASTING COLOR TO THE BACKGROUND.

(VERIFIED AT INSPECTION)

4. 2012 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.

HAVE THE CONTRACTOR PROVIDE SHOP DRAWINGS FOR THE MODIFICATIONS TO BE DONE TO THE FIRE SPRINKLER SYSTEM.
(INFORMATION PURPOSES)

5. 2012 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

TESTING OF ANY MODIFICATIONS DONE TO THE FIRE ALARM SYSTEM WILL NEED TO BE TESTED PRIOR TO THE FINAL OCCUPANCY INSPECTION. TO SCHEDULE A TEST CONTACT THE FIRE DEPARTMENT AT 816-969-1300.

(INFORMATION PURPOSES)

6. 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 MAINTENANCE. A CURRENT SERVICE TAG SHALL BE POSTED ON THE RISER. (VERIFIED AT INSPECTION)

7. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

PROVIDE A MINIMUM OF TWO 2A-10BC FIRE EXTINGUISHERS. (VERIFIED AT INSPECTION)

8. 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 THE FIRE EXTINGUISHERS ON A NORMAL PATH OF TRAVEL CLOSE TO AN EXIT WITH A MAXIMUM TRAVEL DISTANCE OF 75' FROM ANYWHERE WITHIN THE BUSINESS.

(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.