

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

February 08, 2017

NSPJ ARCHITECTS
3515 W 75TH ST, SUITE 201
PRAIRIE VILLAGE, KS 66208

Permit No: PRCOM20170233
Project Title: AMAZING LASH STUDIO
Project Address: 930 NW BLUE PKWY, Unit:D, LEES SUMMIT, MO 64086
Parcel Number: 51700033500000000
Location: SUMMIT FAIR, LOTS 31 & 32---LOT 32
Type of Work: CHANGE OF TENANT
Occupancy Group:
Description: TENANT FINISH FOR EYELASH EXTENSION SERVICE

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. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Update code analysis to reflect actual use which is a B type occupancy with additional occupants per specific use. I calculate 28 occupants.

3. 2012 IBC 1103.2.3 General exceptions. Sites, buildings, structures, facilities, elements and spaces shall be exempt from this chapter to the extent specified in this section.

1103.2.1 Specific requirements. Accessibility is not required in buildings and facilities, or portions thereof, to the extent permitted by Sections 1104 through 1110.

1103.2.2 Existing buildings. Existing buildings shall comply with Section 3411

1103.2.3 Employee work areas. Spaces and elements within employee work areas shall only be required to comply with Sections 907.9.1.2, 1007 and 1104.3.1 and shall be designed and constructed so that individual with disabilities can approach, enter and exit the work area. Work areas, or portions of work areas, that are less than 300 square feet in area and located 7 inches or more above or below the ground or finish floor where the change in elevation is essential to the function of the space shall be exempt from all requirements.

(see code for additional exemptions)

ICC A117.1-2009 Section 404.2.3.2 Swinging Doors. Swinging doors shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Minimum 18" required at latch side of lash room doors.

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: Specify compliant wall finish material at mop sink.

5. 2012 IBC 1208.1 Minimum room widths. Habitable spaces, other than a kitchen, shall be not less than 7 feet in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet between counter fronts and appliances or counter fronts and walls.

Action required: Modify design to comply.

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

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