

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

March 07, 2017

DAVID KASTER  
KASTER ARCHITECTS, 7304 WEST 150TH ST  
OVERLAND PARK, KS 66213

Permit No: PRCOM20170499  
Project Title: BROW THREADING  
Project Address: 910 NW BLUE PKWY, Unit:D, LEES SUMMIT, MO 64086  
Parcel Number: 51700033500000000  
Location: SUMMIT FAIR, LOTS 31 & 32---LOT 32  
Type of Work: NEW TENANT FINISH  
Occupancy Group:  
Description: TENANT FINISH FOR PERSONAL CARE SALON - FACIALS, WAXING, ETC

***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 7-130.4 - 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. 2012 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official.

Action required: Provide verification that existing roof structure will support additional load imposed by new RTU or provide engineered fix to strengthen structure.

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

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**CODES ADMINISTRATION**

Action required: Modify design to comply with minimum 54" clearance required at approach to door 102. (clearance is reduced to 48" if closer is removed)

3. 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 materials in restroom. (if paint is used it must be epoxy based)

4. 2012 IMC 501.3 Exhaust discharge. The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a nuisance and not less than the distances specified in Section 501.3.1. The air shall be discharged to a location from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic or crawl space. (see code for exceptions)

Action required: Specify backdraft dampers at exhaust fans.

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

1. 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 THE FIRE ALARM CONTRATOR PROVIDE SHOP DRAWINGS OF ANY MODIFICATIONS TO BE DONE TO THE FIRE ALARM SYSTEM. (INFORMATION PURPOSES)

3. 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 OR ALPHBETIC SUITE DESIGNATION ON THE EXTERIOR OF THE FRONT DOOR. THE ADDRESS SHALL BE OF A CONTRASTING COLOR TO THE BACKGROUND. ADDRESS SHALL BE READBLE FROM THE ROADWAY. (VERIFIED AT INSPECTION)

4. 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. ANY MODIFICATIONS DONE TO THE FIRE ALARM SYSTEM SHALL BE TESTED PRIOR TO THE FINAL OCCUPANCY INSPECTION. (INFORMATION PURPOSES)

5. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

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**CODES ADMINISTRATION**

PROVIDE A MINIMUM OF ONE 2A-10BC FIRE EXTINGUISHER FOR EVERY 3,000 SQ FEET OF BUSINESS SPACE. (INFORMATION PURPOSES)

6. 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.

(VERIFIED AT INSPECTION)

7. 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 FIRE SPRINKLER CONTRACTOR PROVIDE SHOP DRAWINGS FOR ANY MODIFICATIONS TO BE DONE TO THE FIRE SPRINKLER SYSTEM.

(INFORMATION PURPOSES)

8. 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 SHALL BE REQUIRED PRIOR TO THE FINAL OCCUPANCY INSPECTION.

(INFORMATION PURPOSES)

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