



FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

June 03, 2017

SDC ENGINEERING
5907 RAYTOWN TFWY
RAYTOWN, MO 64133

Permit No: PRCOM20171531
Project Title: NAILTOPIA
Project Address: 3500 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:
Description: TENANT FINISH FOR NAIL SALON

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

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

4. 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.

ACTION REQUIRED:(information purposes)

Testing of any modifications done to the fire alarm system is required prior to the final occupancy inspection. To schedule a test contact the fire department at 816-969-1300.

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).

ACTION REQUIRED:(verified at inspection)

Post the numeric address on the exterior of all doors leading into the suite. Address shall be readable from the roadway.

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

6. 2012 IPC 914.2 Vent connection. The circuit vent connection shall be located between the two most upstream fixture drains. The vent shall connect to the horizontal branch and shall be installed in accordance with Section 905. The circuit vent pipe shall not receive the discharge of any soil or waste.

Action required: Relocate circuit vent connection.

5. 2012 IPC 914.1 Circuit vent permitted. A maximum of eight fixtures connected to a horizontal branch drain shall be permitted to be circuit vented. Each fixture drain shall connect horizontally to the horizontal branch being circuit vented. The horizontal branch drain shall be classified as a vent from the most downstream fixture drain connection to the most upstream fixture drain connection to the horizontal branch.

Action required: Maximum number of fixtures exceeded on circuit vent. Modify design.

4. 2012 IMC 501.3.1 Location of exhaust outlets. The termination point of exhaust outlets and ducts discharging to the outdoors shall be located with the following minimum distances:
(see code for items 1 and 2)

3. For all environmental air exhaust: 3 feet from property lines; 3 feet from operable openings into building for all occupancies other than Group U, and 10 feet from mechanical air intakes. Such exhaust shall not be considered hazardous or noxious.
(see code for items 4 and 5)

Action required: Relocate exhaust fan discharge.

3. 2012 IBC 1006.1 Illumination required. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.

Action required: Provide emergency lighting at exterior sides of exit doors.

2. 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: Provide details as to how reception desk will be accessible. (minimum 36" of counter to be maximum 36" high)

1. 2012 IBC 1014.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section. Item 4. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes. (See code section for additional items and exceptions)

Action required: Designate specific use of "Back Room"

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.