

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

June 06, 2017

DBL ARCHITECTURE + INC
8031 WENONGA RD
LEAWOOD, KS 66206

Permit No: PRCOM20171395
Project Title: BEAUTY BAR MED SPA
Project Address: 110 SE 3RD ST, LEES SUMMIT, MO 64063
Parcel Number: 61230161300000000
Location: HOWARDS 1ST ADD TO L S E 22 1/2' OF LOT 12 & E 22 1/2' OF S 20' OF 11 BLK 17
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR NEW MED SPA

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

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. 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 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)

Address shall be viewable from the roadway 3rd St.

2. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

ACTION REQUIRED: (verified at inspection)

Provide one 2A-10BC fire extinguisher to be mounted on a normal path of travel close to an exit.

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.

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Action required: Comment is for informational purposes.

6/6/17 - Acknowledged in letter

3. 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: Provide minimum 18" clearance at latch side of door D03, D09, & D10.

6/6/17 - Only provided at D10 - now also required at D06

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.

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