

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

June 15, 2017

LED BUILDERS  
29 W 14TH AVE  
N KANSAS CITY, MO 64116

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**

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.

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.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Approved with Conditions**

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"  
6/7/17 - clarified in letter. Path to exit to remain clear.

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Approved**

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 Electrical and Mechanical contractors.

- ☒ Approved to issue per the listed conditions.  
☐ Do not issue per the listed conditions.  
☐ Approved to construct foundation only per the listed conditions.  
☐ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Applicant Name

\_\_\_\_\_  
CompanyName

***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.***