

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

August 08, 2017

CORNERSTONE ARCHITECT LLC
8117 ROBERTS RD
KANSAS CITY, MO 64152

Permit No: PRCOM20172692
Project Title:
Project Address: 1215 NE RICE RD, LEES SUMMIT, MO 64086
Parcel Number: 52810032200000000
Location: MINOR SUB OF TR A, REPLAT OF LOT 2 DEERBROOK COMMERCIAL PARK LOT 4
Type of Work: CHANGE OF TENANT
Occupancy Group:
Description: TENANT FINISH FOR MASSAGE AND FACIAL BUSINESS

**Drawing is in plan review file

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.

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Action required: Comment is for informational purposes.

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: Modify code analysis to reflect correct building type with is VB.

3. Lee's Summit Code of Ordinances Section 28-63 - Massage facility business license requirements (C) (3)

No massage facility business license shall be approved by the Director of Finance unless the facility complies with each of these minimum requirements:

- a. - The walls shall be clean and painted with washable, mold-resistant paint in all rooms where massage is provided. Floors shall be free from any accumulation of dust, dirt or refuse. All equipment used in the business operation shall be maintained in a clean and sanitary condition. Towels, linens and items for personal use of massage therapists, employees and patrons shall be in sufficient quantity so that none is used for more than one (1) person. Heavy, white paper may be substituted for sheets if such paper is changed for each patron. No cubicle, room, booth or any area within the facility where service is to be provided patrons shall be fitted with a door capable of being locked.
- b. - Toilet facilities shall be provided in convenient locations. When the facility is designed to accommodate any combination of five (5) or more massage therapists, employees and patrons of different sexes on the premises at the same time, separate toilet facilities shall be provided. A single water closet per sex shall be provided for any combination of twenty (20) or more massage therapists, employees or patrons that the establishment is designed to accommodate on the premises at any one time. Urinals may be substituted for water closets after one (1) water closet has been provided. Toilets shall be designated as to the sex accommodated therein.
- c. - Lavatories or wash basins provided with both hot and cold running water shall be installed in either the toilet room or vestibule. Lavatories or wash basins shall be provided with soap in a dispenser and with sanitary towels.

Action required: Modify documents to demonstrate compliance. Additional (accessible) restroom is required.

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

1. 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.

ACTION REQUIRED: (information purposes)

have the fire alarm system contractor provide shop drawings of any modifications to be done to the fire alarm system.

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 address on the exterior of the front and rear doors. Address shall be readable from the roadway.

3. 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

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modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.

ACTION REQUIRED:(information purposes)

Have the fire sprinkler system contractor provide shop drawings of any modifications to be done to the fire sprinkler system.

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:

Acceptance testing shall be required for fire alarm system modifications prior to the final occupancy inspection. Contact the fire department for testing 816-969-1300.

5. 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. Fire extinguisher to be mounted close to an exit.

6. Door operation

ACTION REQUIRED: No keyed locks on the egress side of an exit.

[B] 1008.1.9 Door operations.

Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

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