



FIRE DEPARTMENT

PLAN REVIEW CONDITIONS

January 02, 2018

CRAIG LUEBBERT - CL ARCHITECTURE
396 SW WINTERGARDEN
LEES SUMMIT, MO 64081

Permit No: PRCOM20174090
Project Title: GREAT AMERICAN COOKIES
Project Address: 705 SE MELODY LN, Unit:J, LEES SUMMIT, MO 64063
Parcel Number: 61510017800000000
Location: BAYBERRY PLACE LOT 3
Type of Work: CHANGE OF TENANT
Occupancy Group:
Description: TENANT FINISH FOR COOKIE STORE WITH SOME SEATING

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.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. 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)
Address shall be readable from the roadway

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)

3. Door operations

ACTION REQUIRED:(Verified at inspection)
No keyed locks on the egress side of an exit.

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

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.

Action required: Comment is for informational purposes.
12/27/17 - acknowledged in letter

2. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 847-7070. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is for informational purposes.
12/27/17 - acknowledged in letter

3. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is for informational purposes.
12/27/17 - acknowledged in letter

5. 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. ICC A117.1-2009 Section 904.3 Sales and Service Counters. Sales and service counters shall comply with Section 904.3.1 or 904.3.2. The accessible portion of the countertop shall extend the same depth as the sales and service countertop.

904.3.1 Parallel Approach. A portion of the counter surface 36 inches minimum in length and 36 inches maximum in height above the floor shall be provided. Where the counter surface is less than 36 inches in length the entire counter surface shall be 36 inches maximum in height above the floor. A clear floor space complying with Section 305, positioned for a parallel approach adjacent to the accessible counter, shall be provided.

904.3.2 Forward Approach. A portion of the counter surface 30 inches minimum in length and 36 inches maximum in height above the floor shall be provided. A clear floor space complying with Section 305, positioned for a forward approach to the accessible counter, shall be provided. Knee and toe clearance complying with Section 306 shall be provided under the accessible counter.

Action required: Point of sale counter to be maximum 36" high. To be field verified.
12/27/17 - acknowledged in letter

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 Development Services Department shall not be construed as a structural review of the project.