

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

January 11, 2018

D. ROSAS DESIGN GROUP  
5958 E CORRINE DRIVE STE 102  
SCOTTSDALE, AZ 85245

Permit No: PRCOM20173935  
Project Title: ORANGE THEORY FITNESS  
Project Address: 910 NW BLUE PKWY, Unit:A, LEES SUMMIT, MO 64086  
Parcel Number: 51700033500000000  
Location / Legal: SUMMIT FAIR, LOTS 31 & 32---LOT 32  
Description:  
Type of Work: CHANGE OF TENANT  
Occupancy Group:  
Description: TENANT FINISH FOR NEW GYM

***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.***

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

1. 2012 IFC 1004.3- Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

ACTION REQUIRED:(verified at inspection)

Post the occupant load of 47 near the main entrance.

3. 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 (suite designation) shall be readable from the corridor and roadway

5. 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

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notified 48 hours before any required acceptance test.

ACTION REQUIRED:(information purposes)

Acceptance testing of the fire alarm system will be required prior to the final occupancy inspection. contact the fire department to schedule testing. 816-969-1300.

**6. Door operations**

ACTION REQUIRED: (verified at inspection)

No keyed locks on the egress side on 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.

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**Reviewed By: Joe Frogge**

**Rejected**

4. 2012 IBC Exit Signs 1011.1 Where Required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit of the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. (see code section for exceptions)

Action required: Due to occupant load in Studio, provide an additional exit light at door into front Lobby.

**1/5/17 - update electrical drawings to reflect changes. Drawings must be sealed/signed by engineer of record.**

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Approved**

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