

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

February 16, 2018

RENOVATIONS ETC LLC
10217 STONEHAUS DR
LEES SUMMIT, MO 64086

Permit No: PRCOM20174116
Project Title: THE SMOOTHIE SHOP
Project Address: 318 SW BLUE PKWY, LEES SUMMIT, MO 64063
Parcel Number: 61410197200000000
Location: SEC-07 TWP-47 RNG-31 PT S 1/2 NE 1/4 DAF: BEG 46.59' E OF SW COR LOT 2 STEVENSON ADD TH S 102' TH E 125' TH N 11' TH E 101' TO A PT ON W ROW LI JEFFERSON ST TH SLY ALG W ROW LI 169.9' TH W 300' TH SLY PARA WI W ROW LI SD ST 325' TO PT ON NLY ROW LI HWY 50 TH WLY ALG NELY ROW LI SD HWY 200' MOL TH NWLY ALG NLY HWY ROW 215' MOL TH NWLY ALG SD NLY ROW LI 945' TO INTERSEC OF SLY ROW LI MADISON ST TH NELY & NLY ALG CURV TO LF 300' MOL TO SW COR LOT 117 BAYLES ADD TH E 280' TO W ROW LI MISSION RD TH S ALG SD ROW 250' MOL TH E ALG SD ROW 55' MOL TH N ALG E ROW SD RD 171.1' TH E 735' MOL TO POB
Type of Work: CHANGE OF TENANT
Occupancy Group: MERCANTILE
Description: TENANT FINISH FOR SMOOTHIE SHOP
**drawing is in plan review file

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 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 23 (according to plans) in the area of the front entrance.

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)
Address shall be readable from the roadway

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

4. 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.

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.

1/3/18 - 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.

1/3/18 - acknowledged in letter

Licensed Contractors

Reviewed By: Joe Frogge

Approved

1. Lee's Summit Code of Ordinance, Section7-130.10 - 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.

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