

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

May 21, 2018

SHINING LIGHT MUSIC LLC
611 SW 3RD ST, Unit B
LEES SUMMIT, MO 64063

Permit No: PRCOM20181486
Project Title: SHINING LIGHT MUSIC
Project Address: 611 SW 3RD ST, Unit:A, LEES SUMMIT, MO 64063
Parcel Number: 61420023700000000
Location: RESURVEY OF LOTS 3 & 2, ZIEGLER ADDITION AN UN-NUMBERED TRACT DAF: BEG NE COR
LOT 1 ZIEGLER ADD
Type of Work: CHANGE OF TENANT
Occupancy Group:
Description: CHANGE OF USE FOR NEW MUSIC LESSONS BUSINESS EXPANDING FROM ADJACENT SPACE -
NO CONSTRUCTION TAKING PLACE
*drawing 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

Licensed Contractors

Reviewed By: Joe Frogge

Approved

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

1. 2012 IBC 1015.1 – Exits or exit access doorways from spaces. Two exits or exit access doorways from any space shall be provided where one of the following conditions exists: 1. The occupant load of the space exceeds one of the values in Table 1015.1. 2. The common path of egress travel exceeds one of the limitations of Section 1014.3. 3. Where required by Section 1015.3, 1015.4, 1015.5 or 1015.6. Where a building contains mixed occupancies, each individual occupancy shall comply with the applicable requirements for that occupancy. Where applicable, cumulative occupant loads from adjacent occupancies shall be considered in accordance with the provisions of Section 1004.1.

2012 IBC 1015.2.1 – Two exits or exit access doorways. Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimensions of the building or area to be served measured in a straight line between exit doors or exit access doorways. Interlocking or scissor stairs shall be counted as one exit stairway. (See code section for possible exceptions.)

Action required: Given that the calculated occupant load exceeds 49 (57 by my conservative calculation), 2 exits are required and must be spaced adequately apart.

5/21/18 - clarification sent. **2nd exit is in the rear via stairs - exit and emergency lighting will be field verified**

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:(veriifed 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:(veriifed at inspection)

All existing fire extinguishers shall have current annual service tags posted on each extinguisher.

3. Exit signs/emergency lighting

ACTION REQUIRED: (veriifed at inspection)

All existing exit signs shall illuminate on regular house current on battery back up power when tested.

All existing emergency lighting shall illuminate on battery power when tested

4. door operations

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.

☒ 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.