



## FIRE DEPARTMENT

### PLAN REVIEW CONDITIONS

September 25, 2018

LANGSFORD DEVELOPMENT INC  
616 SW 3RD ST  
LEES SUMMIT, MO 64063

Permit No: PRCOM20183191  
Project Title: SALON AND SPA C  
Project Address: 659 SW 2ND ST, LEES SUMMIT, MO 64063  
Parcel Number: 61330168900000000  
Location: RNG-31 TWP-47 SEC-06 PT SW 1/4 DAF: BEG AT A PT 1150' W OF SE COR SD SW 1/4 TH N 28' M/L TO N ROW LI OF 3RD ST & TRU POB TH CONT N 220' TH E 130' TO SW COR LOT 58 ROBIN HILLS TH N 125' TO S ROW LI OF  
Type of Work: CHANGE OF TENANT  
Occupancy Group: BUSINESS  
Description: TENANT FINISH FOR HAIR SALON WITH NO NAIL SERVICE

\*\*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

#### **Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. MEP design not provided.

Action required: Provide complete MEP designs or detailed scopes of work from licensed contractors.

2. 2012 IBC 1109.4 – Kitchens and kitchenettes. Where kitchens and kitchenettes are provided in accessible spaces or rooms, they shall be accessible.

Action required: Break room cabinetry, sink, etc. shall be accessible. To be field verified. (fyi - maximum counter height to be 34")

3. Not enough information provided to complete review.

Action required: Identify types of equipment that are shown to be provided by owner. (hair wash sinks? washer/dryer? electrical device?)

4. ICC A117.1-2009 604.5.1 – Fixed side wall grab bars. Fixed side-wall grab bars shall be 42 inches minimum in length, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall. In addition, a vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located 39 inches minimum and 41 inches maximum above the floor, and with the center line of the bar located 39 inches minimum and 41 inches maximum from the rear wall.

Action required: Provide vertical side grab bar.

5. 2012 IPC 403.1 – Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1. types of occupancies not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Occupancy classification shall be determined in accordance with the International Building Code.

Action required: Provide mop sink.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

**3. Door Operation**

ACTION REQUIRED:(verified at inspection)

No keyed locks on the egress side of an exit.

4. 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)

Adresses shall be readable from the roadway

***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.***