

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

December 07, 2018

Jin Hwang

Permit No: PRCOM20184047
Project Title: BEST BEAUTY SUPPLY
Project Address: 316 NE M 291 HWY, LEES SUMMIT, MO 64086
Parcel Number: 61210114700000000
Location / Legal: LEE'S SUMMIT RETAIL CENTER, LOT 1 LOT 1
Description:
Type of Work: CHANGE OF TENANT
Occupancy Group: MERCANTILE
Description: CHANGE OF TENANT FOR NEW RETAIL SPACE - NO CONSTRUCTION

*drawing is in plan review file

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

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. Lee's Summit Code of Ordinance, Section 7-130.10 - 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.

2. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)

No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 2012 IPC 403.2 Separate Facilities. (As amended by Lee's Summit Code of Ordinances Section 7-405) Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

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1. Separate facilities shall not be required for dwelling units and sleeping units.
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 25 or fewer.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer.

Action required: Given that the calculated occupancy exceeds 100 (110 in this case), a second restroom will be required.

2. 2012 IBC 1008.1.2 - Door swing. Egress doors shall be of the pivoted or side-hinged swinging type. Exceptions: (See code for possible exceptions.) Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.

Action required: All exit doors must swing outward.

3. 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.

Action required: Provide verification that sales counter will have at least 3 linear feet of surface no higher than 36".

Fire Plan Review

Reviewed By: Joe Dir

Rejected

1. Occupancy type

ACTION REQUIRED:

Provide information about:

- What type of business will be occupying this space
- If retail, what type of merchandise will be sold
- If not retail what will they be storing on the shelves
- Type of shelving and how high will the shelving be
- Aisle widths between shelves

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)

Numeric address of 316 shall be readable from the roadway (M-291)

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 two 2A-10BC fire extinguishers. Extinguishers are to be mounted on a wall close to an exit.

4. Door operations

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

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5. Exit lighting

ACTION REQUIRED: The exits will need emergency lighting on the interior and exterior of each exit doorway.

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