PLAN REVIEW CONDITIONS

December 27, 2018

COMPLETE BOTANICAL DISTRIBUTOR, LLC
4208 NE COURTNEY DR
LEES SUMMIT, MO 64064

Permit No:	PRCOM20184177
Project Title:	COMPLETE BOTANICAL DISTRIBUTORS
Project Address:	705 SE MELODY LN, Unit:H, LEES SUMMIT, MO 64063
Parcel Number:	61510017800000000
Location:	BAYBERRY PLACE LOT 3
Type of Work:	CHANGE OF TENANT
Occupancy Group:	MERCANTILE
Description:	CHANGE OF USE PERMIT FOR RETAIL BUSINESS - NO CONSTRUCTION

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** **Approved with Conditions**

1. 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: comment is for informational purposes. to be field verified.

2. 2012 IBC 2902.3.1 Access. The route to the public toilet facilities required by Section 2902.3 shall not pass through kitchens, storage rooms or closets. Access to the required facilities shall be from within the building or from the exterior of the building. All routes shall comply with the accessibility requirements of this code. The public shall have access to the required toilet facilities at all times that the building is occupied.

Action required: Comment is for informational purposes.

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:(verified at inspection)
The suite address shall be readable from the roadway on the front and rear doors.

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:(verified at inspection)
Provide a minimum of one 2A-10BC (5 pound) fire extinguisher. Fire extinguisher is to be mounted on a wall close to an exit.

3. Door operation
ACTION REQUIRED: (verified at inspection)
No keyed cylinder locks on the interior side of an exit.

4. Exit signs and emergency lighting
ACTION REQUIRED:(verified at inspection)
All exisiting exit signs and emergency lighting shall be in operating order with 110v and DC power.

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.