



### **PLAN REVIEW CONDITIONS**

January 11, 2019

GUY GRONBERG ARCHITECTS  
113 SE 3RD ST  
LEES SUMMIT, MO 64063

Permit No: PRCOM20190033  
Project Title: SKRATCH BAKERY  
Project Address: 862 SW BLUE PKWY, LEES SUMMIT, MO 64063  
Parcel Number: 61420023800000000  
Location: SEC 7 TWP 47 RNG 31 PT OF N 1/2 NW 1/4 DAF: BEG ON W LI NICHOLS ST AT A PT 250' S OF S  
LI 3RD ST TH TH S 10' TH E 405' MOL TO POB  
Type of Work: CHANGE OF TENANT  
Occupancy Group: MERCANTILE  
Description: TENANT FINISH FOR NEW BAKERY

***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 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 Front and Back Doors. Address shall be readable from 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:(Verified at inspection)  
Provide a minimum of one 2A10BC Fire Extinguisher. Fire Extinguisher will be mounted on a wall near an exit.

3. IFC 2012 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.

Action Required: No keyed locks on the interior side of an egress.

**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.

1/9/19 - acknowledged in letter

2. 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.

1/9/19 - acknowledged in letter

3. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 847-7070. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is for informational purposes.

1/9/19 - acknowledged in letter

4. Insufficient information to complete review.

Action required: Provide complete designs for Mechanical, Electrical, and Plumbing.

1/9/19 - elec. & plumb. accepted as specified on drawings - mechanical to be deferred as shop drawings.

***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.***