

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

April 24, 2019

ASHLAR HOMES LLC  
2800 NW HUNTER DR  
BLUE SPRINGS, MO 64015

Permit No: PRCOM20190930  
Project Title: STROTHER DISTRICT CHIROPRACTIC  
Project Address: 410C SE 3RD ST, Unit:106, LEES SUMMIT, MO 64063  
Parcel Number: 61230310300000000  
Location: MOEHLE ACRES---LOT 3  
Type of Work: CHANGE OF TENANT  
Occupancy Group: BUSINESS  
Description: TENANT FINISH FOR CHIROPRACTIC OFFICE

***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. 2018 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)

Suite designation address 106C shall be readable from the roadway.

2. 2018 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 fire extinguisher for the space. The fire extinguisher is to be mounted on a wall or in a extinguisher cabinet close to an exit.

3. 2018 IFC 1010.1.9 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:(verified at inspection)

No keyed lockes on the egress side (interior) of an exit.

**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.  
4/24/19 - not addressed

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Approved**

- ☒ 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.***