

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

May 14, 2019

A3G
15 SOUTH MAIN ST
LIBERTY , MO 64068

Permit No: PRCOM20191196
Project Title: WALKER SCRAPBOOKING & FRAME SHOP
Project Address: 198 NW OLDHAM PKWY, LEES SUMMIT, MO 64081
Parcel Number: 62140031600000000
Location / Legal: SUMMIT SHOPPING CENTER LOT 1
Description:
Type of Work: CHANGE OF TENANT
Occupancy Group: MERCANTILE
Description: TENANT FINISH FOR SCRAPBOOKING AND FRAME SHOP

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 7-130.4 - 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 name of licensed mechanical contractor.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Update code analysis.

- Application calls this space retail which is M
- Recalculate occupant load at 1 person per 30sf
- Clarify square feet. 2550 or 1994? Application forms conflict with code analysis.

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2. 2018 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 drinking fountain or approved alternate.

3. Inadequate information to complete review.

Provide the following:

- Mechanical design or detailed scope of work.
- Restroom exhaust fan.
- Label all spaces to designate use
- Shelving plan
- Point of sale cabinetry details (to verify accessibility)

Fire Plan Review

Reviewed By: Joe Dir

Rejected

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)

Numeric address of 198 shall be readable from roadway on front and rear doors.

2. 2018 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

ACTION REQUIRED:(verified at inspection)

Relocate the fire extinguisher from current location shown on plans. Rear door will obstruct access when opened.

3. Frame shop

ACTION REQUIRED: Provide information about the frame shop.

Is the shop going to sell pre assembled frames?

Are the frames pre finished?

Is there going to be wood cutting and spray finishes involved?

4. 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 locks on the egress side (interior) of an exit.

5. Room use

ACTION REQUIRED: Show on the plans the use of all rooms and areas of the business.

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