

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

May 14, 2019

PACT CONSTRUCTION SERVICES  
2321 NE INDEPENDENCE AVE STE B  
LEES SUMMIT, MO 64064

Permit No: PRCOM20191207  
Project Title: AMERICAN SHAMAN  
Project Address: 3520 SW MARKET ST, LEES SUMMIT, MO 64082  
Parcel Number: 70500031400000000  
Location / Legal: SUMMITCREST PLAZA LOT 1--- LOT 1  
Description:  
Type of Work: CHANGE OF TENANT  
Occupancy Group: MERCANTILE  
Description: TENANT FINISH FOR CBD SALES

\*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**

**Approved**

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. 2018 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: Designate use of rear room. Restroom must remain accessible for guests and employees.

2. 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: At least 36" of service counter must be no taller than 36". Field verify during inspections.

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3. Inadequate information.

Action required: Designate what is new versus existing.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Rejected**

1. 2018 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. .A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

ACTION REQUIRED:(information purposes)

If not existing add fire alarm system notification devices in the business. (horn/strobes)

Have the fire alarm system contractor provide shop drawings of any modification done to the fire alarm system.

2. 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)

The numeric address of 3520 shall readable from the roadway on the front and rear doors.

3. 2018 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.

ACTION REQUIRED:(information purposes)

Have the fire sprinkler contractor provide shop drawings of any modification to be done to the fire sprinkler system.

4. 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 (5 pound) fire extinguisher. Fire extinguisher shall be mounted on a wall or in a extinguisher cabinet on a normal path of travel close to an exit.

5. Tenant finish

ACTION REQUIRED: Plans shall show any demolition and new construction within the space to include any modification done to electrical, plumbing, walls counters, doors, locks, HVAC

6. 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.

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7. 2018 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

ACTION REQUIRED:(information purposes)

Fire alarm system devices that are unhooked, relocated and or installed new will require an acceptance test prior to the final occupancy inspection. Contact the fire department to schedule testing. (816)969-1300

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