
DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

May 20, 2019

JOWLER CREEK ARCHITECTURE
15105 JOWLER CREEK RD
CAMDEN POINT, MO 64018

Permit No: PRCOM20191238
Project Title: ZEN MASSAGE
Project Address: 306 SW BLUE PKWY, LEES SUMMIT, MO 64063
Parcel Number: 61410197200000000
Location / Legal Description: SEC-07 TWP-47 RNG-31---TH PT S 1/2 NE 1/4 DAF: BEG 46.59' E OF SW COR LOT 2 STEVENSON
ADD TH S 102' TH SLY PARA WI W ROW LI SD ST 325' TO PT ON NLY ROW LI HWY 50 TH WLY
ALG NELY ROW LI SD HWY 200' MOL ST TH NELY & NLY ALG CURV TO LF 300' MOL TO SW COR
LOT 117 BAYLES ADD TH E 280' TO W ROW LI MISSION
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR MESSAGE BUSINESS

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 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the name of the licensed general contractor.

2. 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 names of licensed MEP contractors.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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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.

2. 2018 IBC 1004.5.1 - Increased occupant load. The occupant load permitted in any building, or portion thereof, is permitted to be increased from that number established for the occupancies in Table 1004.5, provided that all other requirements of the code are also met based on such modified number and the occupant load does not exceed one occupant per 7 square feet of occupiable floor space. Where required by the building official, an approved aisle, seating or fixed equipment diagram substantiating any increase in occupant load shall be submitted. Where required by the building official, such diagram shall be posted.

3. 2018 IBC 1003.6 Means of egress continuity. The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component as specified in this chapter. Obstructions shall not be placed in the minimum width or required capacity of a means of egress component except projections permitted by this chapter. The minimum width or required capacity of a means of egress system shall not be diminished along the path of egress travel.

Action required: Drinking fountain shall not reduce the minimum required corridor width of 36". To be field verified.

4. 2018 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: Provide minimum 36" wide section of counter that is no taller than 36".

5. ICC A117.1-2017 604.3.1 – Clearance width. Clearance around a water closet shall be 60 inches minimum in width, measured perpendicular from the sidewall.

Action required: Minimum water closet clearance not met as drawn.

6. City of Lee's Summit Code of Ordinances Section 28-63 thru 28-65.

Actions required:

- (28-63 C 3a) Provide verification that paints will be washable and mold resistant.
- (28-65 F) Provide separate dressing room for each sex with individual lockers for each therapist and employee with inwardly opening doors.

Fire Plan Review

Reviewed By: Joe Dir

Rejected

1. Door swing

ACTION REQUIRED: Reverse the door swing of the egress door leading from massage area into the lounge/ reception area (100) to swing in the direction of egress.

2. 2018 IFC 408.11.2 - Tenant identification. Each occupied tenant space provided with a secondary exit to the exterior or exit corridor shall be provided with tenant identification by business name and/or address. Letters and numbers shall be posted on the corridor side of the door, be plainly legible and shall contrast with their background.

ACTION REQUIRED: (verified at inspection)

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All rooms shall be identified with the type of room use. Room identification shall be readable from the corridor. Storage, utility room, massage room etc.

3. 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)

Front and rear door addressing shall be readable from the roadway. Interior business door off the the rear common area shall be addressed.

4. 2018 IFC 907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

ACTION REQUIRED: Duct detection required to be installed. Include remote test switches with audible alarms.

5. 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.

6. 2018 IFC 1010.1.10 Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is a panic hardware or fire exit hardware.

ACTION REQUIRED: Add the occupant load of the storage area to the total occupant of the business. Panic hardware may be required for exits.

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