



PLAN REVIEW CONDITIONS

May 22, 2019

CULBERTSON PROPERTY MANAGEMENT LLC
209 SW 3RD ST
LEES SUMMIT, MO 64063

Permit No: PRCOM20191308
Project Title: ASK CATHY
Project Address: 211 SE DOUGLAS ST, LEES SUMMIT, MO 64063
Parcel Number: 61230160200000000
Location: HOWARDS WILLIAM B 1ST ADD LOT 10 BLK 17
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR REAL ESTATE OFFICE

*drawing is in plan review file

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

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.

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)

The numeric address (211) shall be readable from the addressed roadway (Douglas St.)

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)

Provide one 2A-10BC fire extinguisher(5 pound) for the space. The extinguisher is to be mounted on a wall close or in a extinguisher cabinet on a normal path of travel 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 cylinder locks on the egress side (interior) of an exit.

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.