

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

May 30, 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

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

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)

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.

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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.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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".

5/24/19 - Architect's letter states that the tenant has , per business plan, instructions to provide individual help to those in need.

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.

5/30/19 - we are unable at this time to approve the Code Modification Request (CMR) that was submitted. The issue has been raised with our law department but we have yet to receive a response.

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

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.

5/24/19 - acknowledged in letter

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