

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

June 11, 2019

TEAM CONSTRUCTION
6920 W 82ND ST
OVERLAND PARK, KS 66204

Permit No: PRCOM20191295
Project Title: THE SOCIAL SALON AND SPA
Project Address: 807 SW OLDHAM PKWY, LEES SUMMIT, MO 64081
Parcel Number: 61420052100000000
Location: MANG ADDITION LOT 6A, A REPLAT OF LOTS 6, 7, 19 & 20 MANG ADDITION---LOT 6A
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR HAIR SALON

*invite planner to final to verify screening and accessible route from parking

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

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

4. 2018 IFC 1008.1 Illumination required. The means of egress, shall be illuminated at all times the building space served by the means of egress is occupied.

ACTION REQUIRED: (Verify at inspection)

Provide emergency lighting for the exterior stairways, ADA ramp and the interior stairway to the basement.

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) on an exit.

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 a minimum of one 2A-10BC fire extinguisher (5 pound) for the first floor salon/spa area and one 2A-10BC fire extinguisher (5 pound)

for the basement area. Extinguishers are to be mounted on a wall or extinguisher cabinet on a normal path of travel close to an exit.

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 (807) shall be readable from the address roadway (Oldham Parkway)

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

7. Unified Development Ordinance Article 8, Section 8.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section.

6/5/19 - acknowledged in letter - to be field verified.

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.

6/5/19 - acknowledged in letter

Licensed Contractors

Reviewed By: Joe Frogge

Approved

☒ Approved to issue per the listed conditions.

☐ Do not issue per the listed conditions.

☐ Approved to construct foundation only per the listed conditions.

☐ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

Signature of Applicant

Date

Print Applicant Name

CompanyName

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.