



PLAN REVIEW CONDITIONS

June 17, 2019

1151 CENTURY LLC
21 NE SKYLINE DR
LEES SUMMIT, MO 64086

Permit No: PRCOM20191427
Project Title: PREMIER DENTAL - WESTERN ANESTHESIOLOGY
Project Address: 1157 SE CENTURY DR, LEES SUMMIT, MO 64081
Parcel Number: 61630132200000000
Location: EASTSIDE BUSINESS PARK LOT 5
Type of Work: NEW TENANT FINISH
Occupancy Group: STORAGE, MODERATE HAZARD
Description: CHANGE OF USE PERMIT - NO CONSTRUCTION

**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

Rejected

1. 2012 IPC 403.1 – Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 403.1. types of occupancies not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Occupancy classification shall be determined in accordance with the International Building Code.

Action required: Provide mop sink and drinking fountain. (drinking fountain can be replaced with bottled water or equivalent)

2. Inadequate information to complete review.

Action required: Provide detailed information as to what will be stored in this space. (fyi - storage of commercial vehicles will not be allowed without fire suppression system)

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. 2018 IFC 407.3- Identification. Individual containers of hazardous materials, cartons or packages shall be marked or labeled in accordance with applicable federal regulations. Buildings, rooms and spaces containing hazardous materials shall be identified by hazard warning signs in accordance with Section 2703.5.

ACTION REQUIRED:(verified at inspection)

Placarding the tenant space with NFPA 704 placards on the exterior by the front and rear doors. Identifying the med gases being stored

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)

Numeric address of 1157 shall be posted on the front and rear doors. Addressing shall be readable from the roadway.

3. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Provide two 2A-10BC (5 pound) fire extinguishers. Extinguishers are to mounted on a wall or in a extinguisher cabinet close to the front and rear exits.

4. 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 interior side of an exit.

5. MED GAS Storage

ACTION RRQUIRED:(verified at inspection)

All med gases shall be stored in appropriate racking and or cabinets, secured from tip over or impact damage.

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.