



### **PLAN REVIEW CONDITIONS**

June 17, 2019

VERITAS ARCHITECTURE & DESIGN  
1520 CLAY ST, SUITE AB  
KANSAS CITY, MO 64116

Permit No: PRCOM20191458  
Project Title: HALO HAIR SALON  
Project Address: 3680 NE AKIN DR, Unit:102, LEES SUMMIT, MO 64064  
Parcel Number:  
Location: CHAPEL RIDGE LOTS 7D-7F---LOT 7F  
Type of Work: CHANGE OF TENANT  
Occupancy Group: BUSINESS  
Description: TENANT FINISH FOR HAIR SALON

***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: Michael Weissenbach**

**Rejected**

##### **1. Plans**

**ACTION REQUIRED:** Provide a complete set of plans showing the use of the entire space and tenant finish

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#### **Fire Plan Review**

**Reviewed By: Michael Weissenbach**

**Approved with Conditions**

3. 2018 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions. (Action Required)

Modifications to alarm system will require three sets of stamped plans.

4. 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)

Address front and back doors.

5. 2018 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.

(Action Required)

Modifications to fire sprinkler system will require three sets of stamped plans.

Modifications

6. 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)

Provide one 2A10BC extinguisher

7. 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.

(Informational Purposes)

#### **Building Plan Review**

**Reviewed By: Joe Frogge**

**Pending**

1. Two application forms have been provided with conflicting project costs.

Action required: Provide contract or other written verification to clarify cost of project. First application stated \$40,000 while the second application states \$18,000.

2. This structure has been assigned numbered addresses. When a suite is split and there is not an appropriate number to assign, the sub suites should be alphabetical. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: Numbered suite split (102) doesn't make sense in this case. Alphabetical (A, B) should be used. Clarify.

3. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Provide code analysis.

4. 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.

5. Large space is unidentified. Unable to complete review.

Action required: Provide space use designation and show all furniture and work stations. This may result in an occupant load higher than IBC calculations given that 2 occupants will be counted per station.

6. All plans submitted for review on or after April 1, 2019 shall be designed to the requirements of the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Fire Code, 2017 National Electric Code and the ANSI A117.1-2017 as amended and adopted by the City of Lee's Summit.

Action required: Update all code references and remove any reference to IRC.

7. ICC A117.1-2009 Section 902.4 Height. The tops of dining surfaces and work surfaces shall be 28 inches minimum and 34 inches maximum in height above the floor.

Action required: Specify compliant height at break room sink.

8. 1103.2.2 Employee work areas. Spaces and elements within employee work areas shall only be required to comply with Sections 907.5.2.3.1, 1009 and 1104.3.1 and shall be designed and constructed so that individual with disabilities can approach, enter and exit the work area. Work areas, or portions of work areas, other than raised courtroom stations in accordance with Section 1108.4.1.4, that are less than 300 square feet in area and located 7 inches or more above or below the ground or finished floor where the change in elevation is essential to the function of the space shall be exempt from all requirements.

(see code for additional exemptions)

ICC A117.1-2017 Section 304.3 Size. Turning spaces shall comply with Section 304.3.1 or 304.3.2.

304.3.1 Circular Space.

304.3.1.1 New Buildings and facilities. In new buildings and facilities, the turning space shall be a circular space with a 67-inch minimum diameter. (see code for information regarding allowed overlapping)

304.3.1.2 Existing buildings and facilities. In existing buildings and facilities, the turning space shall be a circular space with a 60-inch minimum diameter. (see code for information regarding allowed overlapping)

Action required: Provide compliant turning space in office.

9. 2012 IBC 602.2 – Types I and II. Types I and II construction are those types of construction in which the building elements listed in Table 601 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code.

Action required: Specify compliant wall materials. (wood studs not allowed in Type II construction which is how this building is classified)

***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.***