



### **PLAN REVIEW CONDITIONS**

July 03, 2019

STEPHEN MASLAN & COMPANY  
8011 PASEO  
KANSAS CITY, MO 64131

Permit No: PRCOM20191371  
Project Title: LIQUOR HOUZZ  
Project Address: 205 SE M 291 HWY, LEES SUMMIT, MO 64063  
Parcel Number: 61240180701000000  
Location: THE VILLAGE OF SUMMIT EAST ALL TR 3 (EX BEG SW COR SD TR E 168' N 172' W 145.96'  
SWLY 172' TO POB)  
Type of Work: CHANGE OF TENANT  
Occupancy Group: MERCANTILE  
Description: TENANT FINISH FOR LIQUOR STORE

\*\*invite planner to final to verify screening

***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**

**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).

(Verified At Inspection)

Address all doors leading into the business.

2. 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)

Provide shop drawings for fire sprinkler modifications. Coolers will need to have protection.

3. 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.

(Verified At Inspection)

Provide 2 2A10BC fire extinguishers

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.

(Verified at inspection)

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Pending**

1. 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 construction materials. Wood is not allowed in Type IIB.

2. 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.

6/21/19 - reuse of existing non-compliant screening materials approved by Hector S. To be field verified.

***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.***