
DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

July 09, 2019

SOUTHPORT BUSINESS CENTER LLC
1485 SW MARKET ST
LEES SUMMIT, MO 64081

Permit No: PRCOM20191764
Project Title: MFIT STUDIOS
Project Address: 1481 SW MARKET ST, LEES SUMMIT, MO 64081
Parcel Number: 61800320800000000
Location / Legal: SOUTH PORT BUSINESS PARK LOT 12A---LOT 12A
Description:
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR INDOOR SPORTING INCL ARENAS, RINKS, COURTS, SWIMMING POOLS
Description: CHANGE OF USE PERMIT FOR PERSONAL TRAINING GYM - NO CONSTRUCTION

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

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. 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 name of licensed Plumber. (will be required for installation of mop sink and possibly drinking fountain)

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 2018 IPC 403.1 – Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses 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.

Action required: Provide mop sink and drinking fountain. (drinking fountain requirement can be waived if tenant agrees to provide bottled water)

Fire Plan Review

Reviewed By: Michael Weissenbach

Approved with Conditions

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1. 2018 IFC 1004.3- Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

(Verified At Inspection)

Post occupant load at 29. Square footage divided by 50.

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).

(Verified At Inspection)

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