



DEVELOPMENT SERVICES

Building Permit - Commercial Project Title: SIMPLY THREADS Work Desc: CHANGE OF TENANT	Permit No: PRCOM20193506 Date Issued: January 15, 2020
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Project Address: 893 SW LEMANS LN, LEES SUMMIT, MO 64082 Legal Description: RAINTREE LAKE VILLAGE LOTS 1-6 & TR A ---LOT 6 Parcel No: 70920019500000000 County: JACKSON	Permit Holder: BENNETT HOME IMPROVEMENT & BUILDING INC 708 NW R D MIZE RD STE J BLUE SPRINGS, MO 64015
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Activities Included for this Project: zChange of Tenant, License Tax, License Tax Credit, Above Ceiling Permit, Alarm Permit, Electrical Permit Commercial, In-Wall Inspection Permit, Mechanical Permit Commercial, Plumbing Permit Commercial, Sprinkler Permit,

Construction Type: Type VB (Unprotected)	Occupancy: MERCANTILE Valuation: \$1.00	Zoning District: CP-2
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Residential Area:	
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Commercial Area	1785 sq. ft.
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Issued By: _____ jdf	Date: Jan 15, 2020
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THIS PERMIT IS ISSUED IN RELIANCE UPON INFORMATION SUBMITTED BY THE APPLICANT. THE BUILDING OFFICIAL MAY SUSPEND OR REVOKE WHENEVER THE PERMIT IS ISSUED IN ERROR, OR ON THE BASIS OF INCORRECT INFORMATION SUPPLIED, OR IN VIOLATION OF ANY ADOPTED CODE, CITY ORDINANCE OR REGULATIONS. NOTICE: THE DISPOSAL OF DEMOLITION WASTE IS REGULATED BY THE DEPARTMENT OF NATURAL RESOURCES UNDER CHAPTER 260 RSMO. SUCH WASTE, IN TYPES AND QUANTITIES ESTABLISHED BY THE DEPARTMENT, SHALL BE TAKEN TO A DEMOLITION LANDFILL OR A SANITARY LANDFILL FOR DISPOSAL.

CONDITIONS

One or more divisions have conditions that have not been addressed during the review period. The outstanding conditions provided below shall be met as indicated during the construction period.

Fire Plan Review

1. 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)

Any modifications to the alarm system, provide three sets of PE stamped shop drawings.

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)

Address front and back doors.

3 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)

Any modifications to the fire sprinkler system, provide three sets of PE stamped shop drawings.

4 2018 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

(Informational Purposes)

Call (816)969-1300 to schedule testing.

5 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 one 2A10BC Fire Extinguisher

6 2018 IFC 1016.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section.

(Verified At Inspection)

Exit sign not required leading into storage area.

Building Plan Review

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.

1/10/20 - acknowledged in letter

2 The project cost, which is used to establish the permit fee, has not been provided.

Action required: Comment is for informational purposes.

1/10/20 - acknowledged in letter

3 2018 IBC 1103.1 Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

Action required: Comment is for informational purposes. Changing rooms as shown are compliant but the addition/installation of fixed furniture will pose accessibility problems. To be field verified.

1/10/20 - acknowledged in letter - field verify

4 2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4.

2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches.

2018 1209.2.2 Walls and partitions. Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

1209.2.3 Showers. (see code for details)

1209.2.4 Waterproof joints. (see code for details)

Action required: Specify compliant wall finishes at restrooms and mop sink. If paint is used it must be epoxy based.

1/10/20 - acknowledged in letter - field verify

5 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 drinking fountain or approved equivalent.

1/10/20 - acknowledged in letter as bottled water provided by tenant - field verify

Licensed Contractors

Signature of Applicant: _____		Date: <u>1/15/20</u>	
Print name: <u>Weston Bennett</u>		Company Name: <u>Bennett Home Improvement</u>	