

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

January 29, 2020

DESIGN CLUB INC
30519 S LONETREE ROAD
HARRISONVILLE, MO 64701

Permit No: PRCOM20200191
Project Title: HALLAM OFFICE BUILDING - 2ND FLOOR TENANT SUITES
Project Address: 1225 NE DOUGLAS ST, LEES SUMMIT, MO 64086
Parcel Number: 52910150400000000
Location / Legal: MAPLE TREE PLAZA 2ND PLAT---LOT 3 (EX PT IN ROW)
Description:
Type of Work: NEW TENANT FINISH
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR FOUR INDIVIDUAL TENANT SPACES WITH SHARED RESTROOM AND COFFEE BAR

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 names of licensed MEP contractors.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 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 complete code analysis.

2. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

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Action required: Address for this suite has been assigned 1237 NE Douglas St, Unit:201. Please update your records.

4. Insufficient information to complete review.

Provide the following:

- Company name of tenant(s) (for future tracking purposes)
- Wall and floor finish materials. (if other than carpet, a mop sink will be required)
- Sheet A5 for elevations.
- Door and window schedules.
- Wall construction details.

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)

The new addition will need to be addressed:

Lower level 1237 NE Douglas Unit 101 (Vacant) front and back doors

Lower Level 1237 NE Douglas Unit 105 (Brilliant) front and back doors

Upper Level 1237 NE Douglas Unit 201 on back door

Signage on front of building: Entrance to Unit 201 in rear of building

2. 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 1 2A10BC Fire Extinguisher

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