



PLAN REVIEW CONDITIONS

May 06, 2020

The Hive Design Collaborative
1617 Walnut St
kansas city, MO 64108

Permit No: PRCOM20201133
Project Title: FRESH GREEN
Project Address: 1041 NE SAM WALTON LN, Unit:A, LEES SUMMIT, MO 64086
Parcel Number: 52840021700000000
Location: RITTER PLAZA LOT 2 (EX PT IN ROW)
Type of Work: CHANGE OF TENANT
Occupancy Group: MERCANTILE
Description: TENANT FINISH FOR MARIJUANA DISPENSARY

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. 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 exterior exit doors.

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 2 2A10BC Fire Extinguishers

3. 2018 IFC 1008.1 Illumination required. The means of egress, shall be illuminated at all times the building space served by the means of egress is occupied.
(Action Required)
Provide exterior emergency illumination at exit doors.

4. (ACTION REQUIRED)

1. Provide additional exit for Retail Floor and Waiting Room (Occupant load exceeds 49) IFC 2018 Section 1006
2. Provide occupant load sign in Waiting Room. (Number to be determined) IFC 2018 1004.9

Building Plan Review

Reviewed By: Joe Frogge

Pending

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.

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.

Action required: Verify address and update records. Drawing G02 seems to indicate that this suite is the southernmost so would be 1041 NE Sam Walton Ln, Unit:A but the drawings look like this may be suite B. Also, the door to the north of Game Stop has a Fresh Green sign.

3. 2018 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. the building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

Action required: Update drawings to show correct building type which is Type 5B. (fyi- this is shown in multiple locations)

4. 2018 IBC 1004.1 Design occupant load. In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be determined in accordance with this section.

Action required: Update drawings to show occupant load of 1 person per 7 square feet in waiting area.

5. 2018 IBC 1004.2.1 Intervening spaces or accessory areas. Where occupants egress from one or more rooms, areas or spaces through others, the design occupant load shall be the combined occupant load of interconnected accessory or intervening spaces. Design of egress path capacity shall be based on the cumulative portion of occupant loads of all rooms, areas or spaces to that point along the path of egress travel.

Action required: Modify design to provide 2 exits out of Waiting Area. Occupant load is cumulative, i.e. must include Retail area also.

6. 2018 IBC 2902.2 Separate Facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. (see code for exceptions)

Action required: Comment is for informational purposes. Previous comments may increase occupant load to greater than 100 which would require patron access to second restroom.

7. 2018 IBC 1004.9 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 for the intended configurations. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

Action required: Maximum occupancy posting required in Waiting area.

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.