



PLAN REVIEW CONDITIONS

July 13, 2020

GUY GRONBERG ARCHITECTS
113 SE 3RD ST
LEES SUMMIT, MO 64063

Permit No: PRCOM20201911
Project Title: METRIC SALON
Project Address: 32 SE 3RD ST, LEES SUMMIT, MO 6406328 SE 3RD ST, LEES SUMMIT, MO 64063
Parcel Number: 61340213200000000
Location: LEES SUMMIT TOWN OF E 62' OF LOTS 1 & 2 & E 62' OF N 14' LOT 3 & W 20.5' OF E 62' LOT 3
BLK 3
Type of Work: ALTERATION COMMERCIAL
Occupancy Group: BUSINESS
Description: REMODEL AND WHITE BOX

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)

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Provide floor truss package or request deferral.

3. 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: Comment is for informational purposes. Mop sink will likely be required at future tenant space.

4. Exterior renovation permit required for modifications at storefront of future tenant.

Action required: Comment is for informational purposes. Contact Shannon McGuire at 816.969.1200 or Shannon.McGuire@CityofLS.net

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.