

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

August 17, 2020

RCH Design
9064 NE 264th St
Lathrop, MO 64465

Permit No: PRCOM20202331
Project Title: SALON AND SPA DECRIST
Project Address: 200 SW 3RD ST, LEES SUMMIT, MO 64063
Parcel Number: 61340241300000000
Location / Legal: RNG-31 TWP-47 SEC-06 PT OF SE SE DAF: BEG AT NW COR THIRD & JEFFERSON STS TH W
Description: 140.5' TH N 111.3' TH NWLY 40' M/L TH NE 56.24' TO JEFFERSON TH SELY ALG ROW TO POB
(EX PT IN STS)
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR HAIR/NAIL SALON AND SPA

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

Fire Plan Review

Reviewed By: Michael Weissenbach

Approved with Conditions

1. 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 on first floor and basement level.

2. (Informational Purposes)

1. Provide complete code analysis

2. Update records showing 2018 I-Series

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.

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2. 2018 IBC 2406.4 Hazardous locations. The locations specified in Sections 2406.4.1 through 2406.4.7 shall be considered specific hazardous locations requiring safety glazing materials.

Action required: Window in stairway must be tempered safety glass.

3. Massage services must comply with Code of Ordinances.

Action required: Modify plans to comply.

https://library.municode.com/mo/lee's_summit/codes/code_of_ordinances?nodeId=COOR_CH28TA_ARTIIBULITA_DIV2MAT_HMAFA

5. 2018 IPC 403.1.1 Fixture calculations. To determine the occupant load of each sex, the total occupant load shall be divided in half. To determine the required number of fixtures, the fixture ratio or ratios for each fixture type shall be applied to the occupant load of each sex in accordance with Table 403.1. Fractional numbers resulting from applying the fixture ratios of Table 403.1 shall be rounded up to the next whole number. For calculations involving multiple occupancies, such fractional numbers for each occupancy shall be first be summed and then rounded up to the next whole number. (see code section for exception)

Action required: Provide mop sink. (possibly waived based on floor materials - unable to locate finish schedule)

6. 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.

7. Unified Development Ordinance Article 8, Section 8.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section.

8. 2018 IMC 403.3.1.1 Outdoor airflow rate. Ventilation systems shall be designed to have the capacity to supply the minimum outdoor airflow rate, determined in accordance with this section. In each occupiable space, the ventilation system shall be designed to deliver the required rate of outdoor airflow to the breathing zone. The occupant load utilized for design of the ventilation system shall be not less than the number determined from the estimated maximum occupant load rate indicated in Table 403.3.1.1. Ventilation rates for occupancies not represented in Table 403.3.1.1 shall be those for a listed occupancy classification that is most similar in terms of occupant density, activities and building construction; or shall be determined by an approved engineering analysis. The ventilation system shall be design to supply the required rate of

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ventilation air continuously during the period the building is occupied, except as otherwise stated in other provisions of the code. (see code section for smoking requirements and exception) Table 403.3.1.1 Footnote h. For nail salons, each manicure and pedicure station shall be provided with a source capture system capable of exhausting not less than 50 cfm. Exhaust inlets shall be located in accordance with Section 502.20. Where one or more required source capture systems operate continuously during occupancy, the exhaust rate from such systems shall be permitted to be applied to the exhaust flow rate required by Table 403.3.1.1 for the nail salon.

Action required: Provided detailed and complete exhaust designs for any manicure/pedicure station.

9. All plans submitted for review on or after April 1, 2019 shall be designed to the requirements of the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Fire Code, 2017 National Electric Code and the ICC/ANSI A117.1-2017 as amended and adopted by the City of Lee's Summit.

Action required: Update code references.

10. 2018 IBC 502.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of ½ inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

Action required: Modify title blocks for MEP design with correct address.

11. 2018 IPC 1002.3 Prohibited Traps. The following types of traps are prohibited:

1. Traps that depend on moving parts to maintain the seal.
2. Bell traps.
3. Crown-vented traps.
4. Traps not integral with a fixture and that depend on interior partitions for the seal, except those traps constructed of an approved material that is resistant to corrosion and degradation.
5. "S" traps.
6. Drum traps.

Action required: Provide verification that hair traps are compliant. (note: double traps are also prohibited)

12. 2017 NEC Article 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Action required: Provide receptacle within 25' of new condensing unit.

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

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1. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the name of the licensed general contractor.

2. 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.

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