

## **PLAN REVIEW CONDITIONS**

October 06, 2020

Crump Wilson Architects  
5721 S. Sherwood Forest Blvd  
Baton Rouge, LA 70816

Permit No: PRCOM20203385  
Project Title: REPUBLIC FINANCE  
Project Address: 818 SW BLUE PKWY, LEES SUMMIT, MO 64063  
Parcel Number: 61420023800000000  
Location: SEC 7 TWP 47 RNG 31 PT OF N 1/2 NW 1/4 DAF: BEG ON W LI NICHOLS ST AT A PT 250' S OF S LI 3RD ST TH TH S 10' TH E 405' MOL TO POB  
Type of Work: CHANGE OF TENANT  
Occupancy Group:  
Description: TENANT FINISH LENDING OFFICE

***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)

Address both 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 one 2A10BC Fire Extinguisher

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Pending**

1. Code of Ordinances Section 8.330. CPTED Review Requirement.

All development applications shall be subject to CPTED review and recommendations. The application of CPTED concepts and strategies is site specific and the level of review shall be determined on a case by case basis. Some requests during development review will require mandatory compliance. Others will be strongly encouraged but compliance will be voluntary. Mandatory compliance elements will be addressed in Article 9 "Uses with Conditions".

Section 8.340. CPTED Uses Specified The following uses have been classified as "Uses with Conditions" per Article 9 of this Chapter, having been determined with a tendency toward an increased risk of crime,. Specific conditions for such uses are found in Article 9 and shall be required to be met prior to receiving any zoning approval, business license or approval to occupy any commercial space.

1. Bank/Financial Services

2. Bank Drive-Thru Facility

3. Check Cashing and Payday Loan Business

4. Convenience Store (C-Store)

5. Financial Services with Drive-up Window or Drive-Thru Facility

6. Pawn Shop

7. Title Loan Business, if performing on site cash transactions with \$500 or more in cash on hand

8. Unattended self-serve gas pumps

9. Unsecured Loan Business

10. Other similar uses shall meet the same standards as the above

Action required: Provide detailed security design or report to demonstrate compliance. (or provide letter from tenant stating that money transactions do not take place)

2. Inadequate information to complete review.

Provide the following:

- Detailed fire assembly construction information that includes nail/screw patterns. (or, eliminate rated assembly as it is not required)
- Complete MEP designs or detailed scopes of work that includes methods and materials.

3. ICC A117.1 604.5.1 Fixed side wall grab bars. Fixed side-wall grab bars shall include a horizontal bar complying with Section 604.5.1.1 and a vertical grab bar complying with Section 604.5.12. The vertical grab bar at water closets primarily for children's use shall comply with Section 609.4.2. ICC A117.1 604.5.1.1 Horizontal grab bar. A horizontal grab bar 42 inches minimum in length shall be located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall. ICC A117.1 604.5.1.2 Vertical grab bar. A vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located 39 inches minimum and 41 inches maximum above the floor, and with the center line of the bar located 39 inches minimum and 41 inches maximum from the rear wall.

Action required: Provide vertical side grab bar.

***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.***