

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

December 10, 2020

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Permit No: PRCOM20204589
Project Title: SAPHAR BEAUTY BAR
Project Address: 196 NW OLDHAM PKWY, Unit:A, LEES SUMMIT, MO 64081
Parcel Number: 62140031600000000
Location / Legal: SUMMIT SHOPPING CENTER LOT 1
Description:
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR HAIR SALON - WORK INCLUDES CONSTRUCTION OF PARTIAL HEIGHT PARTITIONS FOR SALON SUITES

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 7-130.10 - 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 and an email address for the on-site contact.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Comment is for informational purposes.

2. Inadequate information to complete review.

Provide the following:

- Label use of all areas including rear spaces and open spaces.

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- Specify all details of wall construction
- Show locations of any new plumbing fixtures (shampoo bowls?)

3. 2018 IBC 2902.3 Employee and public toilet facilities. For structures and tenant spaces intended for public utilization, customers, patrons and visitors shall be provided with public toilet facilities. Employees associated with structures and tenant spaces shall be provided with toilet facilities. The number of plumbing fixtures located within the required toilet facilities shall be provided in accordance with Section 2902 for all users. Employee toilet facilities shall be either separate or combined employee and public toilet facilities.
(see code for exceptions)

Action required: Comment is for informational purposes.

4. 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: Provide drinking fountains or approved alternate. (water bottles? Access to break room sink? Water cooler?)

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 all exterior doors with 196B.

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.

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