

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

March 03, 2021

Bradley Peterson
131 East Drake Avenue
Saint Louis , MO 63119

Permit No: PRCOM20210833
Project Title: MESSAGE LUXE
Project Address: 940 NW PRYOR RD, Unit:H, LEES SUMMIT, MO 64081
Parcel Number: 51800043700000000
Location / Legal Description: STREETS OF WEST PRYOR LOTS 1-14 & TRACTS A-D: LOT 8 (EX TH PT LOT 8 DAF: ALL TH SPACE BETWEEN NAVD8 DEG 27 MIN 16 MIN W 41.99' TO TRU POB TH S 87 DEG 32 MIN 44 SEC E 27.69' TH N 02 DEG 27 MIN 16 SEC E E 29.33' TH S 02 DEG 27 MIN 16 SEC W 36' TH N 87 DEG 32 MIN 44 SEC W 2' TH S 02 DEG 27 MIN 16 SEC W W 4' TH S 02 DEG 27 MIN 16 SEC W 22.67' TH S 87 DEG 32 MIN 44 SEC E 4.67' TH S 02 DEG 16 MIN 27 SEC
Type of Work: NEW TENANT FINISH
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR MESSAGE 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

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. Lee's Summit Code of Ordinance, Section7-130.10 - 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.

2. Lee's Summit Code of Ordinance, Section7-130.4 - 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.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

DEVELOPMENT SERVICES

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: This suite has been assigned as suite "H" making the complete address 940 NW Pryor Rd, Unit:H. Please update your records.

3. 2018 IBC 1004.5.1 Increased occupant load. The occupant load permitted in any building, or portion thereof, is permitted to be increased from that number established for the occupancies in Table 1004.5, provided that all other requirements of the code are also met based on such modified number and the occupant load does not exceed one occupant per 7 square feet of occupiable floor space. Where required by the building official, an approved aisle, seating or fixed equipment diagram substantiating any increase in occupant load shall be submitted. Where required by the building official, such diagram shall be posted.

Action required: Update occupant load in code analysis to more accurately depict nature of salon. Assign 2 occupants per treatment room in addition to office and reception.

4. 2018 IBC 1008.3 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.

1008.3.1 General. In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles.
2. Corridors.
3. Exit access stairways and ramps.

1008.3.2 Buildings. In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Interior exit access stairways and ramps.
2. Interior and exterior exit stairways and ramps.
3. Exit passageways.
4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.1.
5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge.

1008.3.3 Rooms and Spaces. In the event of power supply failure an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms.
2. Fire command centers.
3. Fire pump rooms.
4. Generator rooms.
5. Public restrooms with an area greater than 300 square feet.

Action required: Provide emergency lighting at exterior side of exit doors or provide verification that emergency lighting is existing.

DEVELOPMENT SERVICES

5. 2018 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official.

Action required: Provide verification by design professional that ceiling structure will support weight of new furnaces.

6. Lee's Summit Code of Ordinance, Section 28-63. – Massage facility business license required.

(See ordinance for A thru C/2)

C/3. No massage facility business license shall be approved by the Director of Finance unless the facility complies with each of these minimum requirements:

a. The walls shall be clean and painted with washable, mold-resistant paint in all rooms where massage is provided. Floors shall be free from any accumulation of dust, dirt or refuse. All equipment used in the business operation shall be maintained in a clean and sanitary condition. Towels, linens and items for personal use of massage therapists, employees and patrons shall be in sufficient quantity so that none is used for more than one (1) person. Heavy, white paper may be substituted for sheets if such paper is changed for each patron. No cubicle, room, booth or any area within the facility where service is to be provided patrons shall be fitted with a door capable of being locked.

b. Toilet facilities shall be provided in convenient locations. When the facility is designed to accommodate any combination of five (5) or more massage therapists, employees and patrons of different sexes on the premises at the same time, separate toilet facilities shall be provided. A single water closet per sex shall be provided for any combination of twenty (20) or more massage therapists, employees or patrons that the establishment is designed to accommodate on the premises at any one time. Urinals may be substituted for water closets after one (1) water closet has been provided. Toilets shall be designated as to the sex accommodated therein.

c. Lavatories or wash basins provided with both hot and cold running water shall be installed in either the toilet room or vestibule. Lavatories or wash basins shall be provided with soap in a dispenser and with sanitary towels.

(See ordinance for A thru E)

Lee's Summit Code of Ordinance, Section 28-65. – Operating Regulations.

Operation of a massage facility shall be subject to the following regulations:

(See ordinance for A thru E)

F. Sanitation of massage therapists and employees. All massage therapists shall be clean and wear clean clothes. Provisions or a separate massage therapist/employee dressing room for each sex must be available on the premises and individual lockers for each massage therapist and employee. Door to such dressing rooms shall open inward.

(See ordinance for G thru J)

Address the following:

- Mold resistant paint required in massage rooms.
- Lockable doors not allowed in service rooms.
- Dressing rooms are required and the doors must open inward.
- Lockers are required.

(A Codes Modification Request can be made to appeal these ordinances. No fee involved)

Fire Plan Review

Reviewed By: Michael Weissenbach

Approved with Conditions

1. 2018 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. .A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

DEVELOPMENT SERVICES

(Action Required)

Any modifications to the fire alarm system, provide PE stamped electronic shop drawings to mike.weissenbach@cityofls.net

2. 2018 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.

(Action Required)

Any modifications to the fire sprinkler system, provide PE stamped electronic shop drawings to mike.weissenbach@cityofls.net

3. 2018 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

(Informational Purposes)

Call (816)969-1300 to schedule testing.

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