

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

September 07, 2021

BURCH TINA  
12300 CRYSTAL AVE  
GRANDVIEW, MO 64030

Permit No: PRCOM20214650  
Project Title: BURCH REMODEL  
Project Address: 415 SW JEFFERSON ST, LEES SUMMIT, MO 64063  
Parcel Number: 61410151200000000  
Location / Legal: LEES SUMMIT TOWN OF LOT 20 BLK 9  
Description:  
Type of Work: ALTERATION COMMERCIAL  
Occupancy Group:  
Description: INTERIOR ALTERATIONS TO EXISTING BUSINESS - LOWER LEVEL CONFERENCE SPACE

***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.

**Contractor to provide Business License. Contractor has not been selected.**

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, 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.

**Contractor to provide Business License. Contractor has not been selected.**

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**

1. 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.

---

**DEVELOPMENT SERVICES**

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 paint at toilet. If paint is used it must be epoxy based.

Epoxy paint at toilet to be used. Rubber base indicated for wall to floor transition.

2. ICC A117.1 604.2 Location. The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches minimum and 18 inches maximum from the side wall or partition. Water closets located in ambulatory accessible toilet compartments specified in Section 604.10 shall have the centerline of the water closet 17 inches minimum and 19 inches maximum from the side wall or partition.

Action required: Relocate toilet to comply.

Design of toilet room has been revised, see plan.

3. ICC A117.1 Section 603.2.1 Turning Space. A turning space shall be provided within the room. The required turning space shall not be provided within a toilet compartment. 603.2.2 Door Swing. Doors shall not swing into the clear floor space or clearance for any fixture. (see code for exceptions)

Action required: Modify toilet room design to comply.

Design of toilet room has been revised, see plan.

4. ICC A117.1 606.2 Clear floor space. A clear floor space complying with Section 305.3, positioned for forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. The dip of the overflow shall not be considered in determining knee and toe clearance. (See code section for exceptions.)

Action required: Modify toilet room design to comply.

Design of toilet room has been revised, see plan.

5. ICC A117.1-2009 Section 604.5 Grab Bars. Grab bars for water closets shall comply with Section 609 and shall be provided in accordance with Sections 604.5.1 and 604.5.2. Grab bars shall be provided on the rear wall and on the side wall closest to the water closet. (see code for exceptions.)

Action required: Modify drawings to demonstrate compliance.

Design of toilet room has been revised, see plan.

6. 2018 IMC 801.2 General. Every fuel-burning appliance shall discharge the products of combustion to a vent, factory-built chimney or masonry chimney, except for appliances vented in accordance with Section 804. The chimney or vent shall be designed for the type of appliance being ventilated. (see code for exception)

Action required: Furnace and water heater are in newly confined space. Provide designs for combustion air delivery and discharge.

Existing furnace and water heater are electric, not fuel burning.

**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

**DEVELOPMENT SERVICES**

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.

*Fire extinguisher provided.*

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