



PLAN REVIEW CONDITIONS

September 20, 2021

GUY GRONBERG ARCHITECTS
113 SE 3RD ST
LEES SUMMIT, MO 64063

Permit No: PRCOM20214830
Project Title: ESSENTIAL CHIROPRACTIC EXPANSION
Project Address: 419 SW WARD RD, Unit:A, LEES SUMMIT, MO 64081
Parcel Number: 61420042900000000
Location: WESTSIDE PLAZA LOTS 1A, 1B, 2A & 2B & TRS A & B---LOT 1A
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: EXPANSION OF EXISTING CHIROPRACTIC OFFICE INTO ADJACENT SPACE

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

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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.

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.

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 in the expansion.

3. 2018 IFC 1008.1 Illumination required. The means of egress, shall be illuminated at all times the building space served by the means of egress is occupied.

(Verified At Inspection)

Add exterior emergency lighting to the rear exit.

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.