

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

February 08, 2022

GF55
225 West 39th St
New York, NY 10018

Permit No: PRCOM20220404
Project Title: EUROPEAN WAX CENTER
Project Address: 940 NW PRYOR RD, Unit:F, 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 WAX CLINIC

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 7-130.4 - 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

1. ICC A117.1-2009 Section 403.5 Clear Width. The clear width of an accessible route shall be 36 inches minimum.

Exception: The clear width shall be permitted to be reduced to 32 inches minimum for a length of 24 inches maximum provided the reduced width segments are separated by segments that are 48 inches minimum in length and 36 inches minimum in width.

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Action required: Comment is for informational purposes. Minimum 32" clear required between column and furniture in Office. To be verified at inspections.

2. 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.

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.)

Action required: Specify compliant wall finish material at wall sink. If paint is used it must be epoxy based.

3. 2017 NEC Article 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (10) shall have ground-fault circuit-interrupter protection for personnel.

- (1) Bathrooms
- (2) Kitchens
- (3) Rooftops
- (4) Outdoors
- (5) Sinks - where receptacles are installed within 6 feet of the outside edge of the sink.
- (6) Indoor wet locations
- (7) Locker rooms with associated showering facilities
- (8) Garages, service bays, and similar areas other than vehicle exhibition halls and showrooms.
- (9) Crawl spaces – at or below grade level.
- (10) Unfinished portions or areas of the basement not intended as habitable rooms.
(refer to code for exceptions)

Action required: Modify drawings to show that all receptacles within 6' of a sink will be GFCI protected.

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

1. The 2018 International Fire Code with local amendments is the adopted fire code for the City of Lee's Summit.

Action required- Update Code references. *The State of Missouri does not have a statewide adopted code.

2. 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.

Action required- Provide shop drawings for alarm notification appliances.

3. 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

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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).

Action required- Numbers shall be posted on the front of the space and rear door. Verified at inspection.

4. 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- Provide shop drawings for review and approval of modifications to the sprinkler system.

5. 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.

Call (816) 969-1300 to schedule alarm test.

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