

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

March 17, 2022

TRUE POINT CONSTRUCTION LLC  
8426 CLINT DR, SUITE 350  
BELTON, MO 64012

Permit No: PRCOM20220820  
Project Title: #WAX  
Project Address: 813 NE RICE RD, LEES SUMMIT, MO 64086  
Parcel Number: 52840072900000000  
Location / Legal: SU-NOR ADD 4TH PLAT LOT 4  
Description:  
Type of Work: CHANGE OF TENANT  
Occupancy Group: BUSINESS  
Description: TENANT FINISH FOR WAXING SALON

***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**

**Approved**

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. Inadequate information to complete review.

Provide the following:

- Complete HVAC and Plumbing designs

3/17/21 - provide the following:

- Plumbing plan submitted insufficient; provide pipe material schedule and fixture specs.

- HVAC design still required. Description provided doesn't match arch. design.

2. 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 mop sink and drinking fountain (or approved equivalent).

3/14/21 - mop sink omitted due to occ load <15 & they will use a water cooler.

3/17/21 - presence of water cooler to be field verified during inspections

**DEVELOPMENT SERVICES**

3. 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.)

1209.2.3 Showers. (see code for details)

1209.2.4 Waterproof joints. (see code for details)

Action required: Specify compliant materials at restroom and mop sink. If paint is used it must be epoxy based.

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Approved with Conditions**

1. All other existing conditions verified for compliance at time of inspection.

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