

CITY OF LEE'S SUMMIT

CODES ADMINISTRATION DEPARTMENT

220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1200
Fax (816) 969-1201

PLANS REVIEW CONDITIONS

Permit No:	PRCOM20100223	Date:	January 03, 2011
Project Title:	Smallcakes	Applicant:	
Project Address:	880 NW BLUE PKWY, Unit:G, LEES SUMMIT, MO 64086		Innovative Design and Renovation
Location:	SUMMIT FAIR LOTS 22A & 24A---LOT 22A		2 West 52nd St Kansas City, MO 64112
Type of Work:	New Tenant Finish		
Occupancy Group:	Mercantile		
Description:	Smallcakes Tenant finish		

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.

Codes Administration (816) 969-1200

Fire Department (816) 969-1300

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. For the Health Department inspection contact Chris Saxton with the Jackson County Public Works Department, Environmental Services Division at 816-881-4455. Occupancy approval is required by the City of Lee's Summit prior to issuance of any type of occupancy.

Action required - This comment is for information purposes.,

6. 2006 IBC 1210.1 - Floors. In other than dwelling units, toilet and bathing room floors shall have a smooth, hard, nonabsorbent surface that extends upward onto the walls at least 6 inches.

Action required - I don't believe the restrooms where finished on white box. To be verified on inspection.,

7. 2006 IBC 1210.2 - Walls. Walls within 2 feet of urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of 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.

Exceptions: 1. Dwelling units and sleeping units.

2. Toilet rooms that are not accessible to the public and which have not more than one water closet. Accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture.

Action required - I don't believe the restrooms where finished on white box. To be verified on inspection.,

8. The plans indicate that there will not be any seating available in this space but the plans do not indicate how the public space is to be used. If this is the same business that is located in Overland Park and Olathe, they advertise that

they provide seating and are available for parties. This would make the space an assembly occupancy and would require separate men's and women's restrooms.

Action required - Please provide additional information on how the space is to be used. If seating is not to be provided and the space will not be available for parties, we will need a letter from the tenant explaining this and that they understand that if you do offer these in the future they would be required to add an additional restroom.

I have spoken with my supervisor and he stated that we will still require a letter from the tenant stating that seating will not be provided and that the space will not be available for parties. Please provide the required letter.,

11. Contractors licensing. The City of Lee's Summit requires that commercial permit be issued to a licensed general contractor with a minimum of a Class B license.

Action required - This comment is for information purposes.,

Fire Plan Review

Reviewed By: Jim Eden

Approved

1. Fire Department- 2006 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 sprinkler system alteration.

Action required: The sprinkler system was altered for the white box finish and not the tenant finish. Adjust sprinkler coverage as needed for the addition of the center wall.,

3. Fire Department- 2006 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 interior alarm appliances. Provide shop drawings for alarm system installation/alteration.,

6. Fire Department- 2006 IFC 1004.3- Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

Action required: Calculate the occupant load as an A2 occupancy with (unconcentrated tables and chairs), and post the same. Verified at inspection.

Action required: The occupant load needs to be recalculated using IFC Table 1004.1.1.,

_____ Approved to issue per the listed conditions.

_____ Do not issue per the listed conditions.

_____ Approved to construct foundation only per the listed conditions.

_____ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

Signature of Applicant

Date

Print Applicant Name

CompanyName

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 Codes Administration Department shall not be construed as a structural review of the project.