



LEE'S SUMMIT MISSOURI



FIRE DEPARTMENT

Prevention Division
(816)969-1300

PLAN REVIEW CONDITIONS

May 09, 2022

WARD DEVELOPMENT & INVESTMENT CO
1120 NW EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64029

Permit No: PRCOM20221512
Project Title: KC SWAGGER
Project Address: 2601 NE MCBAIN DR, LEES SUMMIT, MO 64064
Parcel Number: 52240020300000000
Location: I-470 BUSINESS & TECHNOLOGY CENTER---LOT 10
Type of Work: NEW TENANT FINISH
Occupancy Group: STORAGE, MODERATE HAZARD
Description: TENANT FINISH FOR STORAGE OF CLOTHING
** Invite Planner to final to verify screening of hvac behind building

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

Fire Plan Review	Reviewed By: Jim Eden	Approved with Conditions
Building Plan Review	Reviewed By: Joe Frogge	Approved with Conditions

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.

Action required: Provide finish material schedule to verify compliance at water closet and mop sink. (If paint is used it must be epoxy based.)
5/4/22 - compliant material required at side of water closet also - to be field verified.

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.