

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:	PRCOM20110060	Date:	January 26, 2011
Project Title:	Massage heights	Applicant:	
Project Address:	970 NW BLUE PKWY, Unit:D, LEES SUMMIT, MO 64086		Nine24 Ventures LLC
Location:	SUMMIT FAIR LOTS 22A & 24A---LOT 22A		PO Box 23111 Overland Park, KS 66283
Type of Work:	New Tenant Finish		
Occupancy Group:	Business		
Description:	Massage parlor 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. 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 - The wall elevations for the restroom shows the tile extending 3 feet above the floor at this location. Make needed corrections.,

2. ICC/ANSI A117.1 2003 804.6.6 - Refrigerator/Freezer. Combination refrigerators and freezers shall have at least 50 percent of the freezer compartment shelves, including the bottom of the freezer, 54 inches maximum above the floor when the shelves are installed at the maximum heights possible in the compartment. A clear floor space, positioned for a parallel approach to the space dedicated to a refrigerator/freezer, shall be provided. The centerline of the clear floor space shall be offset 24 inches maximum from the centerline of the dedicated space.

Action required - This comment is for information purposes.,

3. Mechanical, electrical and plumbing plans sealed by an engineer licensed in the State of Missouri have not been provided.

Action required - Provide sealed plans as well as specifications for the mechanical, electrical and plumbing work.,

4. ICC/ANSI A117.1 2003 404.2.3 - Maneuvering Clearance at Doors. Minimum maneuvering clearances at doors shall comply with Section 404.2.3 and shall include the full clear opening width of the doorway.

Action required - It does not appear that the required clearance on the pull side of the restroom doors is being met. The plans are not to scale. Make needed corrections.,

5. The door schedule does not indicate which doors, if any, are equipped with closures.

Action required - Please provide additional information as this can effect required clearances at doors.,

Fire Plan Review

Reviewed By: Jim Eden

Rejected

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 alteration.

2. 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 alarm system alteration.,

3. Fire Department-2006 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).

Action required: Provide addressing on the front and rear doors. Verified at inspection.,

4. Fire Department- Emergency lighting is indicated as being provided in the Code Analysis, but not shown on plans.

Action required: Verify location.,

5. Fire Department- 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action required. The minimum required is a 2A:10B:C. Verified at inspection.,

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.