



June 22, 2021

Lee's Summit Missouri Development Services
220 SE Green Street
Lee's Summit, Missouri 64063
Permit No. PRCOM20222303

RE: **Response to plan review report dated June 09, 2022**
John Knox Village - Salon

Below you will find our responses to your review comments.

Tenant Finish/Remodel (Commercial) Review

Licensed Contractors

1. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and an email address & phone number for the on-site contact which is where inspection reports will be sent.

Response:

- Project is currently being bid, no contractor assigned at this time. Deferred until contractor is selected.

2. 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.

Response:

- Project is currently being bid, no contractor assigned at this time. Deferred until contractor is selected.

Building Plan Review

1. 2018 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.



Action required: Update code analysis with correct Construction Type which is 2B. (you do of course have the option to re-type the building but we would need a full building analysis)

Response:

- Proceeding with Construction Type VB (5B) based on confirmation of existing conditions of the building.

2. 2018 IBC 603.1 Allowable Materials. Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3: (see code for specific examples and exceptions)

Action required: Modify designs with non-combustible materials. (unless building is re-typed)

Response:

- Proceeding with Construction Type VB (5B); wall types to remain as solid wood framing to match existing conditions of building.

3. 2018 IBC 1109.11 Seating at tables, counters and work surfaces. Where seating or standing space at fixed or built-in tables, counters or work surfaces is provided in accessible spaces, at least 5 percent of the seating and standing spaces, but not less than one, shall be accessible. (see code for exception)

Action required: Breakroom counter to be maximum 34" high.

Response:

- Added dimensions to elevations of countertops to confirm 34" height.

4. 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 material at wall adjacent to water closet. If paint it must be epoxy based.

Response:

- Updated painted restroom walls to epoxy based paint; reference revision in finish schedule and legend.



5. 2018 IMC 403.3.1.1 Outdoor airflow rate. Ventilation systems shall be designed to have the capacity to supply the minimum outdoor airflow rate, determined in accordance with this section. In each occupiable space, the ventilation system shall be designed to deliver the required rate of outdoor airflow to the breathing zone. The occupant load utilized for design of the ventilation system shall be not less than the number determined from the estimated maximum occupant load rate indicated in Table 403.3.1.1. Ventilation rates for occupancies not represented in Table 403.3.1.1 shall be those for a listed occupancy classification that is most similar in terms of occupant density, activities and building construction; or shall be determined by an approved engineering analysis. The ventilation system shall be design to supply the required rate of ventilation air continuously during the period the building is occupied, except as otherwise stated in other provisions of the code. (see code section for smoking requirements and exception) Table 403.3.1.1 Footnote h. For nail salons, each manicure and pedicure station shall be provided with a source capture system capable of exhausting not less than 50 cfm. Exhaust inlets shall be located in accordance with Section 502.20. Where one or more required source capture systems operate continuously during occupancy, the exhaust rate from such systems shall be permitted to be applied to the exhaust flow rate required by Table 403.3.1.1 for the nail salon.

Action required: Source capture exhaust system required at each mani/pedi station. Inlets to be immediately adjacent to nail work.

Response:

- Updated, RE: Architectural and Mechanical Sheets.

6. 2018 IMC 602.2.1 Materials within plenums. Except as required by Sections 602.2.1.1 through 602.2.1.5, materials within plenums shall be noncombustible or shall be listed and labeled as having a flame spread index of not more than 25 and a smoke-developed index of not more than 50 when tested in accordance with ASTM E84 or UL 723. (see code section for exceptions)

Action required: Modify design to eliminate PVC from plenums or provide verification that the 1" fire wrap specified has been tested for this specific situation.

Response:

- The plumbing piping schedule on sheet P101 has been updated, removing PVC from the acceptable piping material list. Cast iron piping shall be used.

7. Lee's Summit Code of Ordinance, Section 28-63. – Massage facility business license required.

(See ordinance for A thru C/2)

C/3. No massage facility business license shall be approved by the Director of Finance unless the facility complies with each of these minimum requirements:

a. The walls shall be clean and painted with washable, mold-resistant paint in all rooms where massage is provided. Floors shall be free from any accumulation of dust, dirt or refuse. All equipment used in the business operation shall be maintained in a clean and sanitary condition. Towels, linens and items for personal use of massage therapists, employees and patrons shall be in sufficient quantity so that none is used for more than one (1) person. Heavy, white paper may be substituted for sheets if such paper is changed for each patron. No cubicle, room, booth or any area within the facility where service is to be provided patrons shall be fitted with a door capable of being locked.



b. Toilet facilities shall be provided in convenient locations. When the facility is designed to accommodate any combination of five (5) or more massage therapists, employees and patrons of different sexes on the premises at the same time, separate toilet facilities shall be provided. A single water closet per sex shall be provided for any combination of twenty (20) or more massage therapists, employees or patrons that the establishment is designed to accommodate on the premises at any one time. Urinals may be substituted for water closets after one (1) water closet has been provided. Toilets shall be designated as to the sex accommodated therein.

c. Lavatories or wash basins provided with both hot and cold running water shall be installed in either the toilet room or vestibule. Lavatories or wash basins shall be provided with soap in a dispenser and with sanitary towels.

(See ordinance for A thru E)

Lee's Summit Code of Ordinance, Section 28-65. – Operating Regulations.

Operation of a massage facility shall be subject to the following regulations:

(See ordinance for A thru E)

F. Sanitation of massage therapists and employees. All massage therapists shall be clean and wear clean clothes. Provisions or a separate massage therapist/employee dressing room for each sex must be available on the premises and individual lockers for each massage therapist and employee. Door to such dressing rooms shall open inward.

(See ordinance for G thru J)

Action required: Modify design (or provide detailed report) to demonstrate compliance.

Must address at a minimum the following:

- mold resistant paint
- dressing room
- non-lockable door

Response:

- mold resistant paint: notes updated in specifications that paint shall be washable and mold resistant in massage room; refer to Architectural sheet G501.

- dressing room:

* Individual employee lockers are provided in the shared break room.

* Existing locker rooms in the facility building and the new restroom provided in the salon TI renovation are available for changing.

- non-lockable door: massage room door is noted as non-lockable hardware, refer to Architectural sheets, Door Schedule

- added soap dispensers and towel dispensers at all lavatories; refer to Architectural sheets

Fire Plan Review

1. 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 review and approval.

Response:

- **Deferred until subcontractor is selected.**

2. 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.

Response:

- **Deferred until subcontractor is selected.**

3. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action required- Provide a fire extinguisher in the lobby area. Verified at inspection.

Response:

- **Relocated fire extinguisher to lobby area; refer to Floor Plans**

4. Correct the building construction type to 2-B.

Response:

- **Proceeding with Construction Type VB (5B) based on confirmation of existing conditions of the building.**

End of comments.

If you have any questions, please let me know.

Best Regards,

Jacinta Stecklein

Associate | IIDA | NCIDQ | WELL AP
collins | webb ARCHITECTURE