

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

June 28, 2022

Craig Watson
2525 Main St, Ste 107
Kansas City, MO 64108

Permit No: PRCOM20222707
Project Title: COURAGEOUS HOME CARE
Project Address: 300 SW NOEL ST, LEES SUMMIT, MO 64063
Parcel Number: 61420011200000000
Location / Legal: SHAMROCK ADD RES---LOT 4
Description:
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: TENANT FINISH FOR HOME HEALTH CARE OFFICE

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

Rejected

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.

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.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. Inadequate information to complete review.

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Provide the following:

- Provide complete MEP design
- Include basement in code information analysis. (depending on use, additional code requirements may be relevant)

2. 2018 IBC 1004.1 Design occupant load. In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be determined in accordance with this section.

Action required: Recalculate occupant load based on IBC table 1004.5. 1:80 at activity area? How exactly is activity room used?

3. 2018 IBC 1103.1 Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

Action required: Update design to comply.

- Counter heights too high
- Vestibule too short and door swings into turning space
- Turning space required at counter space between offices 113 & 115.
- Offices 112-115 and toilet room 112 must be on an accessible route
- Door out of toilet room 112 needs minimum 18" clearance at latch side of door.
- Conference room needs to be on an accessible path. (also, if stairs are allowed to be built, a handrail would be required on both sides, would have maximum 7" risers, and the door would not be allowed to swing over the landing)

4. 2018 IBC 2902.3 Employee and public toilet facilities. For structures and tenant spaces intended for public utilization, customers, patrons and visitors shall be provided with public toilet facilities. Employees associated with structures and tenant spaces shall be provided with toilet facilities. The number of plumbing fixtures located within the required toilet facilities shall be provided in accordance with Section 2902 for all users. Employee toilet facilities shall be either separate or combined employee and public toilet facilities.

Exception: Public toilet facilities shall not be required for:

1. Parking garages where operated without parking attendants.
2. Structures and tenant spaces intended for quick transactions, including takeout, pickup and drop-off, having a public access area less than or equal to 300 square feet.

Action required: Comment is for informational purposes. While path through an office is not specifically prohibited, public access to toilets must be maintained.

5. From our Planning Department:

- The new ADA parking space access aisle shall be dimensioned.
- Provide a detail of the van-accessible ADA parking space sign that will be posted at the head of the space. The sign shall be posted a minimum 5' above finished grade, measured to the bottom of the sign.
- The location of the ADA parking space sign depicted on the Site Plan doesn't match the location depicted on the First Floor and Lower Level Floor Plan. The former shows it mounted in the grass, whereas the latter shows it mounted within the parking space just inside the curb. The sign shall be posted in the grass as shown on the Site Plan so as not to impact the effective depth of the parking space.
- The scale for the Site Plan and Entrance Ramp Detail are incorrect.
- Label the slope and cross-slope of the proposed access aisle ramp in the parking lot. The running slope shall not exceed 1:12 and the cross-slope shall not exceed 1:48.

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Fire Plan Review

Reviewed By: Jim Eden

Rejected

1. Provide a description of the "mental health day programs" and does it include adult daycare?
2. Provide plans for the lower level and basement.
3. When calculating the occupant load for the activity room, where is the 80 square feet per person coming from?

Engineering Review

Reviewed By: Kent Monter

Approved

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