



June 30<sup>th</sup>, 2022

**Joe Frogge**

Plans Examiner  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

RE: Permit No: PRCOM20222729  
Project Title: ADVANCED AESTHETIC CENTER  
Project Address: 6 SW 2ND ST, LEES SUMMIT, MO 64063

Dear Mr. Frogge,

The following is response to the Building Plan Review comments dated June 28, 2020.

*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.

**Response: Comment is acknowledged. Licensed General Contractor contact information is to be provided.**

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: Comment is acknowledged. MEP subcontractors contact information is to be provided.**

ADVANCED AESTHETIC CENTER

RE: Code Review Response

June 30<sup>th</sup>, 2022

Page 2

Building Plan Review Reviewed By: Joe Frogge Rejected

1. 2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Action required: Provide mop sink.

**Response: A mop sink has been provided in room 126 as shown on revised sheet P1, p2, and P2. Scrubbable surface at mop sink has been indicated by plan note 'F13' on revised sheet A3.**

Fire Plan Review Reviewed By: Jim Eden Approved with Conditions

1. 504.2 Maintenance of exterior doors and openings. Exterior doors and their function shall not be eliminated without prior approval. Exterior doors that have been rendered nonfunctional and that retain a functional door exterior appearance shall have a sign affixed to the exterior side of the door with the words THIS DOOR BLOCKED. The sign shall consist of letters having a principal stroke of not less than 3/4 inch (19.1 mm) wide and not less than 6 inches (152 mm) high on a contrasting background. Required fire department access doors shall not be obstructed or eliminated. Exit and exit access doors shall comply with Chapter 10. Access doors for high-piled combustible storage shall comply with Section 3206.7. Action required-

**Response: Sign on blocked doors has been indicated by plan note 'F12' on revised sheet A3.**

2. 2018 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- Remove any additional addressing or suite numbering besides the 6.

**Response: Removal of address numbers at blocked openings has been indicated by plan note 'F12' on revised sheet A3. Replacement of Address Numbers on functioning doors has been indicated by plan note 'F14' on revised sheet A3.**

Best Regards,  
GUY GRONBERG ARCHITECTS, P.C.



Ken Kleffner, RA  
Architect