



**LEE'S SUMMIT**  
MISSOURI



**FIRE DEPARTMENT**

**Prevention Division  
(816)969-1300**

**PLAN REVIEW CONDITIONS**

June 27, 2022

COLLINS WEBB ARCHITECTURE LLC  
307 SW MARKET ST, Unit B  
LEES SUMMIT, MO 64063

Permit No: PRCOM20222303  
Project Title: JOHN KNOX VILLAGE - SALON  
Project Address: 1001 NW CHIPMAN RD, Unit:121, LEES SUMMIT, MO 64081  
Parcel Number: 62120014200000000  
Location: JOHN KNOX RETIREMENT VILLAGE 4TH PLAT TRACT-1 & E 1/2 VAC ST LY W OF & ADJ  
Type of Work: ALTERATION COMMERCIAL  
Occupancy Group: BUSINESS  
Description: TENANT FINISH FOR SALON WITH MASSAGE

***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**

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.

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.

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.

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

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Approved with Conditions**

4. 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.

6/24/22 - Provided. Field verify that exhaust terminates outside of building.

***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.***