



November 23rd, 2022

RE: Permit No: PRCOM20225574
Project Title: ADVANCED AESTHETIC CENTER - EXTERIOR RENOVATIONS
Project Address: 6 SW 2ND ST, LEES SUMMIT, MO 64063
Parcel Number: 61340173000000000
Location / Legal Description: LEES SUMMIT TOWN OF LOTS 22 & 23 & W 74' OF LOTS 24-26 BLK 5

Dear Mr. Frogge,

The following are response for comments for the above referenced project.

Licensed Contractors Reviewed By: Joe Frogge Rejected

Comment 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: General Contractor will have a Class A or Class B license. General Contractor contact information will be provided prior to obtaining permit.

Comment 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: Sub-Contractors will have city license. MEP Sub-Contractor contact information will be provided prior to obtaining permit.

Building Plan Review Reviewed By: Joe Frogge Rejected

Comment 1. 2018 IBC 1208.2 Attic spaces. An opening not less than 20 inches by 30 inches shall be provided to any attic area having a clear height of over 30 inches. Clear headroom of not less than 30 inches shall be provided in the attic space at or above the access opening. Action required: Specify location of access panel (or similar) for newly formed concealed space.

Response: Location of attic access indicated by floor plan not 'F06' on revised sheet A2.

Comment 2. Unified Development Ordinance Section 8.420.

Development and Renovation within the Downtown Core Area

A) Preliminary and Final Development Plans. Applications for new development or redevelopment of any commercial or mixed use property in the Downtown Core Area shall be reviewed through the preliminary development plan and final development plan application, modification and appeal processes as set forth in Article 5, Applications and Procedures, of this chapter.

B) Exterior Renovation Permit. An exterior renovation permit is required for all exterior work in the Downtown Core Area when the design standards of this division apply, but the preliminary and final development plan review processes of Article 5 do not apply, and as otherwise provided herein. The applicability of the design standards is described in detail in Sections 8.440.A. and 8.450.A. of this division.

1) Requirements

a) An exterior renovation permit shall be required prior to any:

- (1) Exterior rehabilitation (returning to an original condition).
- (2) Exterior remodeling, including façade removal or replacement, window and door replacement.
- (3) Replacement lighting or similar fixtures within the Commercial Core.
- (4) Window replacement.
- (5) Signage, new or replacement in the Commercial Core.
- (6) Awnings, new or replacement in the Commercial Core.
- (7) New construction or reconstruction of a building addition or any other exterior work, not defined as maintenance herein, on any building located in the Downtown Core Area.
- (8) An Exterior Renovation shall be required prior to any work on a building listed in the National Register, for which tax credits are being requested and where the Secretary of the Interior's Standards for the Treatment of Historic Properties apply. Action required: Exterior Renovation Permit required. Coordinate requirements with Planning Department.

Response: Exterior Renovation Permit has been sent to the Planning Department for review.

Fire Plan Review Reviewed By: Ben Hicks Rejected

Comment 1. 2018 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel. Action Required: Show locations of fire extinguishers.

Response: This project is for Exterior Facade work only. No interior work to be done under this permit. Interior Fire extinguishers were provided under permit PRCOM20222729. They will be existing to remain as part of this permit application.

Comment 2. 2018 IFC 1008.1 Illumination required. The means of egress, shall be illuminated at all times the building space served by the means of egress is occupied. Action Required: Show emergency lighting to include exterior egress emergency lighting.

Response: Means of egress illumination was provided under permit PRCOM20222729. Exterior egress lighting will be existing to remain as part of this permit application as indicated by floor plan note 'F07' on revised sheet A2.

RE: City Review Response
November 23, 2022
Page 3

3. 2018 IFC (B) 1023.8 Discharge identification. An interior exit stairway and ramp shall not continue below its level of exit discharge to prevent persons from unintentionally continuing into levels below. Directional exit signs shall be provided as specified in Section 1011. Action Required: Show emergency exit signage and exterior egress illumination.

Response: This project is for Exterior Facade work only. No interior work to be done under this permit. Interior exit signage and exterior egress illumination was provided under permit PRCOM20222729. Exterior egress lighting will be existing to remain as part of this permit application as indicated by floor plan note 'F07' on revised sheet A2.

Please let us know if you have any questions or need any other information to complete your review.

Best Regards,
GUY GRONBERG ARCHITECTS, P.C.

A handwritten signature in black ink, appearing to read 'Ken Kleffner', is positioned above the printed name.

Ken Kleffner, RA
Architect