

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

January 09, 2023

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

Permit No: PRCOM20226235  
Project Title: JAZZERCISE  
Project Address: 618 SW 3RD ST, Unit:E, LEES SUMMIT, MO 64063  
Parcel Number: 61330168900000000  
Location / Legal Description: RNG-31 TWP-47 SEC-06 PT SW 1/4 DAF: BEG AT A PT 1150' W OF S E COR SD SW 1/4 TH N 28' M/L TO N ROW LI OF 3RD ST & TRU POB TH CONT N 220' TH E 130' TO SW COR LOT 58 ROBIN HILLS TH N  
Type of Work: CHANGE OF TENANT  
Occupancy Group: ASSEMBLY FOR INDOOR SPORTING INCL ARENAS, RINKS, COURTS, SWIMMING POOLS  
Description: TENANT FINISH FOR GROUP EXERCISE BUSINESS

***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 upload the revised documents and /or additional information to the application through the online portal. 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**

**Approved**

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Clarification needed - square footage indicated for occupant loads don't appear to match floor plan.

2. 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.)

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Action required: Specify compliant wall finish material on side wall adjacent to water closets.

3. 2018 IMC 403.2 Outdoor air required. The minimum outdoor airflow rate shall be determined in accordance with Section 403.3. (see code for exception) Action required: Revise drawings to show outside air calculations as well as method of delivery.

Action required: Provide outside air calculation and means of delivery.

4. 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.

5. 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: Comment is informational. PVC is specified but plans don't show whether the return air is ducted or not. To be field verified. (PVC will not be allowed if the return air is via a plenum space)

**Fire Plan Review**

**Reviewed By: Ben Hicks**

**Rejected**

1. Informational: Complete code analysis

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