

CITY OF LEE'S SUMMIT

CODES ADMINISTRATION DEPARTMENT

220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1200
Fax (816) 969-1201

PLAN REVIEW CONDITIONS

May 17, 2011

THE HOLLIS AND MILLER GROUP O/P
8205 W 108TH TERR SUITE 200
OVERLAND PARK, KS 66216

Permit No: PRCOM20111353
Project Title: FIVE PETALS
Project Address: 122 SW 3RD ST, LEES SUMMIT, MO 64063
Parcel Number: 61340230900000000
Location: LEE'S SUMMIT, TOWN OF LOTS 19 & 20 BLK 11
Type of Work: Change of Tenant
Occupancy Group: Mercantile
Description: TENANT FINISH

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.

Codes Administration (816) 969-1200

Fire Department (816) 969-1300

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

1. Adequate mechanical, electrical and plumbing plans have not been provided.

Action required - Provide complete plans for the plumbing, electrical and mechanical work which have been sealed by an engineer.

2. The plans do not provide complete accessibility details for the restrooms.

Action required - Provide details for all required grab bars, clearances and fixture installation.

3. 2006 IBC 1109.12.3 - Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

Action required - Provide an accessible sales and service counter.

4. The plans indicate that pedestal sinks are to be installed in the restrooms but details showing how they meet accessibility requirements are not provided.

Action required - Provide additional information.

5. Information on the fireplace being installed have not been provided.

Action required - Provide manufactures specifications and installation requirements.

6. 2006 IBC 1008.1.8.1 - Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 shall not require tight grasping, tight pinching or twisting of the wrist to operate.

Action required - Provide information on the door hardware to be installed.

7. 2006 IBC 2406.1 - Human impact loads. Individual glazed areas, including glass mirrors, in hazardous locations as defined in Section 2406.3 shall comply with Sections 2406.1 through 2406.1.4.

Action required - Indicate location of required safety glazing.

8. I am unable to locate details on the wall construction.

Action required - Provide additional information.

Fire Plan Review

Reviewed By: Brian Austerman

Approved

1. 2006 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: Address all doors leading into the occupancy as the same address, verified at inspection

2. 2006 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 minimum of (1) 2A10B:C extinguisher, verified at inspection

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 Codes Administration Department shall not be construed as a structural review of the project.