

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

March 15, 2023

Vertical Taekwondo
3612 NE Chapel Dr
LEES SUMMIT, MO 64064

Permit No: PRCOM20230963
Project Title: VERTICAL TAEKWONDO LLC
Project Address: 1159 NE RICE RD, LEES SUMMIT, MO 64086
Parcel Number: 52810032200000000
Location / Legal: MINOR SUB OF TR A, REPLAT OF LOT 2 DEERBROOK COMMERCIAL PARK LOT 4
Description:
Type of Work: CHANGE OF TENANT
Occupancy Group: ASSEMBLY FOR INDOOR SPORTING INCL ARENAS, RINKS, COURTS, SWIMMING POOLS
Description: CHANGE OF TENANT TO MARTIAL ARTS STUDIO
* no construction - change of use only

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. 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/service sink.

2. 2018 IBC 1103.1 Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

Action required: Comment is informational. If mats or similar are greater than 1/2" thick some sort of ramp or approved equivalent will be required. To be filed verified.

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

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1. All existing conditions already approved at white box finish inspection verified at occupancy inspection.
2. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Provide a minimum of one 2A:10B:C fire extinguisher.

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