



LEE'S SUMMIT
MISSOURI



FIRE DEPARTMENT

Prevention Division
(816)969-1300

PLAN REVIEW CONDITIONS

April 18, 2023

DEER BROOK BGOG LLC
199 S HIGH ST STE 100, COLUMBUS OH 43215
COLUMBUS, OH 43215

Permit No: PRCOM20231520
Project Title: Lucy Massage
Project Address: 1205 NE RICE RD, LEES SUMMIT, MO 64086
Parcel Number: 52810032200000000
Location: MINOR SUB OF TR A, REPLAT OF LOT 2 DEERBROOK COMMERCIAL PARK LOT 4
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: Change of tenant from offices to massage space.

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 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.

Provide sprinkler alteration plans for review and approval.

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 at a conspicuous place in normal path of travel. Verified at inspection.

3. All existing conditions are subject to inspection.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 2018 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. the building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

Action required: Modify code analysis to show correct Type of Construction which is 5B.

2. 2018 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: Modify reception desk to comply. At least 3 linear feet to be maximum 36" high.

3. Lee's Summit Code of Ordinance, Section 28-63. – Massage facility business license required.

(Ordinance can be provided electronically or can be viewed on line at:

https://library.municode.com/mo/lee's_summit/codes/code_of_ordinances)

Action required: Modify designs to comply. Must address at a minimum - Type of paint, separate gendered restrooms, and dressing rooms.

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.