



27 April 2023

**MR. JOE FROGGE**

City of Belton Planning & Building  
520 Main Street  
Belton, MO - 64012  
Phone (816) 331-4331

**RE: LUCY'S MESSAGE**

**1205 NE RICE ROAD, LEE'S SUMMIT, MO**

Joe,

We have received your comments from plan review. Below are the original comments for each respective departments followed by our written responses. Our responses should reflect accordingly on the plan set. Revisions are represented with 'rev-cloud.'

Respectfully,

Jim Sullivan  
Sullivan Palmer Architects

A handwritten signature in blue ink, appearing to read "Jim Sullivan", is written over a light blue grid background.



## Building Inspection Division

04/18/2023

2018 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of fire protection systems. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation. Alteration plans for review and approval.

Fire sprinkler plans will be submitted as a separate submittal by fire sprinkler contractor.

Portable fire extinguishers – general Date Status Changed:  
04/18/2023

2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with NFPA 10. Provide a minimum of one 2A:10B:C fire extinguisher at a conspicuous place in normal passageway for inspection.

Revised plan note 25 for 2A:10B:C added at rear door.

MISC

04/18/2023

All existing conditions are subject to inspection.

Rejected

04/20/2023

Joe Frogge

IBC 602.1 Type of Construction - general

04/14/2023

2018 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be constructed in accordance with the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a fire-resistance rating that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 601. For openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions. Required: Modify code analysis to show correct Type of Construction which is 5B.

Changed Construction Type to 5B

IBC 1109.12.9 Point of sale and service counters - accessibility

04/14/2023

2018 IBC 1109.12.3 Point of sale and service counters. Where counters are provided for sales or distribution of goods, one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, they shall also be dispersed. Action required: Modify reception desk to comply. At least 3 linear feet to be maximum 36 inches high.

Revised Plan note 13 to note 36" long counter at 36" height.

Misc

04/14/2023

Lee's Summit Code of Ordinance, Section 28-63. – Massage facility business license required. (Ordinance can be viewed on line at: [https://library.municode.com/mo/lee's\\_summit/codes/code\\_of\\_ordinances](https://library.municode.com/mo/lee's_summit/codes/code_of_ordinances)) Action required: Obtain license to comply. Must address at a minimum - Type of paint, separate gendered restrooms, and dressing rooms.

Per the Code of Ordinance, another toilet room has been added to the plan at rear. Finish schedule has been revised to show resistant paint on all massage rooms. As all employees come to work with proper attire, a dressing room is not required. Also, per the above note, lockers are not required.

Rejected

04/20/2023

Joe Frogge

04/14/2023

Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in contracting business without first obtaining a business license as required under the applicable provisions of Chapter 7 of the Lee's Summit Code of Ordinances. Action required: Either a Class A or Class B license is required. Provide the company name, address, general contractor and an email address & phone number for the on-site contact which is where inspection reports will be submitted.

This information will be submitted upon request for building permit by the General Contractor.

LC - MEP Subs

04/14/2023

Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt) No person, other than a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance of electrical, plumbing or mechanical systems unless licensed in accordance with this section. Action required: MEP subcontractors are required to be listed on permit application of licensed MEP contractors.

This information will be submitted upon request for building permit by the General Contractor.