



May 26, 2023

Lee's Summit Missouri Development Services  
220 SE Green Street  
Lee's Summit, Missouri 64063  
Permit No. 62120014200000000

RE: **Response to plan review report dated May 18, 2023**  
**John Knox Village – Salon Redesign**

Below you will find our responses to your review comments.

**Tenant Finish/Remodel (Commercial) Review**

**Licensed Contractors**

1. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and an email address & phone number for the on-site contact which is where inspection reports will be sent.

**Response:**

- **Project is currently being bid, no contractor assigned at this time. Deferred until contractor is selected.**

2. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt) No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

**Response:**

- **Project is currently being bid, no contractor assigned at this time. Deferred until contractor is selected.**

**Building Plan Review**

1. ICC A117.1 Section 904.3 Sales and service counters and windows. Sales and service counters and windows shall comply with Section 904.3.1 and either 904.3.2 or 904.3.3. Where counters are provided, the accessible portion of the countertop shall extend the same depth as the public portion of the sales and service countertop provided for standing customers. (see code for exception) 904.3.1 Vertical barriers. At service windows or service counters, any vertical barrier between service personnel and customers shall be at a height of 43 inches maximum above the floor (see code for



exception regarding security glazing) 904.3.2 Parallel Approach. A portion of the public use side of the counter surface 36 inches minimum in length and 26 inches minimum and 36 inches maximum in height above the floor shall be provided. A clear floor space positioned for a parallel approach adjacent to the accessible counter shall be provided. The space between the accessible counter surface and any projecting objects above the accessible counter shall be 12 inches minimum. (see code for exception) 904.3.3 Forward Approach. A portion of the public use side of the counter surface 30 inches minimum in length and 36 inches maximum in height above the floor shall be provided. A clear floor space positioned for a forward approach to the accessible counter shall be provided. Knee and toe clearance complying with Section 306 shall be provided under the accessible counter. The space between the accessible counter surface and any projecting objects above the accessible counter shall be 12" minimum.

Action required: Provide at least 36 linear inches of counter space that is maximum 36" high.

**Response:**

- Updated, RE: Architectural Sheets A101, A201

2. 2018 IMC 801.2 General. Every fuel-burning appliance shall discharge the products of combustion to a vent, factory-built chimney or masonry chimney, except for appliances vented in accordance with Section 804. The chimney or vent shall be designed for the type of appliance being ventilated. (see code for exception)

Action required: Enclosing furnace room in restroom is problematic if furnace is gas fired. Provide verification that unit has adequate combustion and ventilation.

**Response:**

- Furnace layout and location is an existing condition. The furnace is not a gas furnace; it uses chilled water for cooling and an electric heating coil.

**Fire Plan Review**

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.

Action required: Provide shop drawings for fire sprinkler modification. Submit plans to [devservice.cityofls.net](mailto:devservice.cityofls.net) .

**Response:**

- Deferred until subcontractor is selected.

2. 2018 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.



Action required: Provide one 2A:10B:C fire extinguisher in the space. Verified at inspection.

**Response:**

- Added callout at fire extinguisher location; RE: Architectural Sheet G003.

3. 2018 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

Action required: Provide shop drawings for fire alarm modification. Submit plans to devservice.cityofls.net .

**Response:**

- Deferred until subcontractor is selected.

End of comments.

If you have any questions, please let me know.

Best Regards,

**Jacinta Stecklein**

Associate | IIDA | NCIDQ | WELL AP  
collins | webb ARCHITECTURE