

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

June 16, 2023

JIMMY MAC CONSTRUCTION LLC  
820 NW COMMERCE DR  
LEES SUMMIT, MO 64086

Permit No: PRCOM20232493  
Project Title: HAIR BY SHELSEA  
Project Address: 618 SW 3RD ST, Unit:D, LEES SUMMIT, MO 64063  
Parcel Number: 61330168900000000  
Location / Legal: RNG-31 TWP-47 SEC-06 PT SW 1/4 DAF: BEG AT A PT 1150' W OF SE COR SD SW 1/4 TH N 28'  
Description: M/L TO N ROW LI OF 3RD ST & TRU POB TH CONT N 220' TH E 130' TO SW COR LOT 58 ROBIN  
HILLS TH N 125' TO S ROW LI OF  
Type of Work: CHANGE OF TENANT  
Occupancy Group: BUSINESS  
Description: TENANT FINISH FOR HAIR SALON

***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**

**Rejected**

1. 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.

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Approved with Conditions**

1. All existing conditions are subject to inspection and correction.

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.

**DEVELOPMENT SERVICES**

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. This review assumes that there will be no finger/toe nail service.

Action required: Comment is informational. If nail service is provided a dedicated source capture exhaust system will be required.

2. Inadequate information to complete review.

Provide (at a minimum) the following:

- Plan that shows new work vs. existing
- MEP designs or detailed scopes of work.
- label use of all equipment, devices, furniture, etc. (what are the desk looking things with a circle?)
- point of service desk details (accessibility?)
- Wall construction details
- Finish material plan/schedule

3. Lee's Summit Code Of Ordinances 7-137. - Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in two (2) or more sets with each application for a permit. A registered design professional licensed by the State of Missouri shall prepare the construction documents. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the State of Missouri.

Action required: Plans must be professionally designed/sealed. To appeal for a waiver contact Tracy Deister at 816.969.1200 or Tracy.Deister@CityofLS.net

4. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Provide code analysis

5. 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 sink.

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