

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

February 28, 2024

SLAGGIE ARCHITECTS INC
4600 MADISON AVE STE 350
KANSAS CITY, MO 64112

Permit No: PRCOM20240645
Project Title: SCISSORS AND SCOTCH
Project Address: 904 NW PRYOR RD, Unit:B, LEES SUMMIT, MO 64081
Parcel Number: 258006
Location / Legal
Description:
Type of Work: NEW TENANT FINISH
Occupancy Group: BUSINESS
Description: SCISSORS AND SCOTCH - MENS HAIR GROOMING SALON WITH ALCOHOL

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, Section7-130.10 - 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: Provide an email address & phone number for the on-site contact which is where inspection reports will be sent.

2. Lee's Summit Code of Ordinance, Section7-130.4 - 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.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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1. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: This suite has been assigned the address 904 NW Pryor Rd, Unit:B. Please update your records and inform your client.

2. A one-time impact fee in the form of a license tax must be collected before occupancy can be granted. Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will be provided during that stage of your approval process.

Action required: Comment is for informational purposes. The fee will be \$2,070.75

3. 2018 IBC 2902.2 Separate Facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. (see code for exceptions)

Action required

4. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 797-7162. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational. (approval of their review received)

5. 2018 IBC 1209.3.2 Urinal partitions. Each urinal utilized by the public or employees shall occupy a separate area with walls or partitions to provide privacy. The walls or partitions shall begin at a height not more than 12 inches from and extend not less than 60 inches above the finished floor surface. The walls or partitions shall extend from the wall surface at each side of the urinal not less than 18 inches or to a point not less than 6 inches beyond the outermost front lip of the urinal measures from the finished back wall surface, whichever is greater.

Exceptions:

1. Urinal partitions shall not be required in a single-occupant or family or assisted-use toilet room with a lockable door.
2. Toilet rooms located in child day care facilities containing two or more urinals shall be permitted to have one urinal without partitions.

Action required: Provide partition at urinal or provide privacy lock on door.

Fire Plan Review

Reviewed By: Jim Eden

Rejected

1. 2018 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building , each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

Provide a suite number on the front and rear door. Verified at inspection.

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2. Confirm the rating on the wall separating the tenant spaces. Fire area separation required for the A2 occupancies.

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