

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

February 23, 2024

idiz Architecture Planning Design
6344 Ash
Prairie Village, KS 66208

Permit No: PRCOM20240579
Project Title: BEAUTY LOFT
Project Address: 818 SW BLUE PKWY, LEES SUMMIT, MO 64063
Parcel Number: 61420023800000000
Location / Legal: SEC 7 TWP 47 RNG 31 PT OF N 1/2 NW 1/4 DAF: BEG ON W LI NICHOLS ST AT A PT 250' S OF S
Description: LI 3RD ST TH TH S 10' TH E 405' MOL TO POB
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: BEAUTY LOFT - TENANT FINISH

Please see our response comments in red below. 02/27/2024

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. (Jeremy Electric is not licensed with us) **See Revised Permit application**

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. Additional information needed to complete review.

Actions required:

- Clarify use of Make-up & Beauty Area #7. (retail? work stations?) **3 work stations for make-up application**
- Will there be manicures and/or pedicures? (if so, source capture system required) **No**
- Provide pipe material schedule. (address presence of plenum) **Ducted Return**
- How is HVAC system being adjusted to compensate for 545 cfm of air being exhausted? **See MEP Response**

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2. 2018 IBC 1109.11 Seating at tables, counters and work surfaces. Where seating or standing space at fixed or built-in tables, counters or work surfaces is provided in accessible spaces, at least 5 percent of the seating and standing spaces, but not less than one, shall be accessible. (see code for exception)

Action required: Modify/clarify design of Pantry cabinetry and sink to demonstrate compliance. (Maximum 34" a.f.f.)

Noted - Owner provided furniture - Owner will comply

3. 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: Modify/clarify design to demonstrate compliance at reception desk. (at least 36 linear inches must be maximum 36" a.f.f.) **Noted - Owner provided furniture-Owner will comply-Window at the office is a view window for the Owner.**

4. 2017 NEC Article 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (10) shall have ground-fault circuit-interrupter protection for personnel.

- (1) Bathrooms
 - (2) Kitchens
 - (3) Rooftops
 - (4) Outdoors
 - (5) Sinks - where receptacles are installed within 6 feet of the outside edge of the sink.
 - (6) Indoor wet locations
 - (7) Locker rooms with associated showering facilities
 - (8) Garages, service bays, and similar areas other than vehicle exhibition halls and showrooms.
 - (9) Crawl spaces – at or below grade level.
 - (10) Unfinished portions or areas of the basement not intended as habitable rooms.
- (refer to code for exceptions)

Action required: Modify drawings to show that all receptacles within 6' of a sink will be GFCI protected. (see Pantry & Utility areas) **See MEP Response**

5. 2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4.

2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches.

2018 1209.2.2 Walls and partitions. Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements,

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the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Action required: Specify compliant wall finish materials at service sink and toilet. If paint is used it must be epoxy based.

Unisex restroom, utility area and beauty suites to be epoxy paint. Restroom will be constructed with water resistant gyp board.

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

(See ordinance for A thru C/2) **Not a Massage facility per Owner - See Owner's letter and Esthetician license attached.**

C/3. No massage facility business license shall be approved by the Director of Finance unless the facility complies with each of these minimum requirements: **Not a Massage facility per Owner - See Owner's letter and Esthetician license attached.**

a. The walls shall be clean and painted with washable, mold-resistant paint in all rooms where massage is provided. Floors shall be free from any accumulation of dust, dirt or refuse. All equipment used in the business operation shall be maintained in a clean and sanitary condition. Towels, linens and items for personal use of massage therapists, employees and patrons shall be in sufficient quantity so that none is used for more than one (1) person. Heavy, white paper may be substituted for sheets if such paper is changed for each patron. No cubicle, room, booth or any area within the facility where service is to be provided patrons shall be fitted with a door capable of being locked.

b. Toilet facilities shall be provided in convenient locations. When the facility is designed to accommodate any combination of five (5) or more massage therapists, employees and patrons of different sexes on the premises at the same time, separate toilet facilities shall be provided. A single water closet per sex shall be provided for any combination of twenty (20) or more massage therapists, employees or patrons that the establishment is designed to accommodate on the premises at any one time. Urinals may be substituted for water closets after one (1) water closet has been provided. Toilets shall be designated as to the sex accommodated therein.

c. Lavatories or wash basins provided with both hot and cold running water shall be installed in either the toilet room or vestibule. Lavatories or wash basins shall be provided with soap in a dispenser and with sanitary towels.

(See ordinance for A thru E)

Lee's Summit Code of Ordinance, Section 28-65. – Operating Regulations.

Operation of a massage facility shall be subject to the following regulations:

(See ordinance for A thru E)

F. Sanitation of massage therapists and employees. All massage therapists shall be clean and wear clean clothes. Provisions or a separate massage therapist/employee dressing room for each sex must be available on the premises and individual lockers for each massage therapist and employee. Door to such dressing rooms shall open inward.

(See ordinance for G thru J)

Action required: Modify designs to comply.

****Note:** Read actual ordinance as this comment only shows some of the highlights.

Fire Plan Review

Reviewed By: Jim Eden

Approved

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