

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

March 05, 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

***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

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Approved**

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

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.)

**3/5/2024 - Noted in letter but we need this on the drawings as our inspectors will not be reading the response letters.**

**Revised A1.01 drawing attached.**

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

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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.)

**3/5/2024 - Noted in letter but we need this on the drawings as our inspectors will not be reading the response letters.**

**Revised A1.01 drawing attached.**

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, 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.

**3/5/2024 - Noted in letter but we need this on the drawings as our inspectors will not be reading the response letters.**

**Revised A1.01 drawing attached.**

Licensed Contractors

Reviewed By: Joe Frogge

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.***

#	Revisions:
1	Revision 1 03/06/2024

Project #: Project Number

**BID/PERMIT  
DRAWINGS**

03/06/2024

**NEW WORK FLOOR  
PLAN/REFLECTED  
CEILING PLAN**

**A1.01**

