

# CITY OF LEE'S SUMMIT

## CODES ADMINISTRATION DEPARTMENT

220 SE Green Street  
Lee's Summit, MO 64063  
(816) 969-1200  
Fax (816) 969-1201

### PLAN REVIEW CONDITIONS

August 18, 2011

HOFFMAN CORTES CONTRACTING COMPANY  
1600 BALTIMORE, STE 102  
KANSAS CITY, MO 64108

Permit No: PRCOM20114294  
Project Title: REJUVENATE  
Project Address: 400 SW LONGVIEW BLVD, Unit:160, LEES SUMMIT, MO 64081  
Parcel Number: 62420150101000000  
Location: TOWER PARK COMMERCIAL-PHASE 2---PT LOT 3 DAF: BEG NW COR SD LOT TH N 47 DEG 47 MIN 39 SEC 21.38' TH NELY ALG CURV LF RAD 340' DIST 191.77' TH N 58 DEG 46 MIN 33 SEC E 74.75' TH S 76 DEG 13 MIN 27 SEC E 63.64' TH S 31 DEG 13 MIN 27 SEC E 185.25' TH S 58 DEG 46 MIN 33 SEC W 157' MOL TH N 63 DEG 48 MIN 07 SEC W 146' MOL TH N 86 DEG 44 MIN 52 SEC W 172.98' TH N 03 DEG 15 MIN 08 SEC E 97.29' TO POB  
Type of Work: Alter Commercial  
Occupancy Group: BUSINESS  
Description: REJUVENATE TENANT EXPANSION

***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 contact the appropriate department regarding clarification of comments.***

Codes Administration (816) 969-1200

Fire Department (816) 969-1300

#### **Fire Plan Review**

**Reviewed By: Jim Eden**

**Approved**

1. 2006 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 sprinkler and alarm system alterations.

2. 2006 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action required: Provide an additional minimum 2A:10B:C fire extinguisher to maintain 75 foot travel distance. Verified at inspection.

3. 2006 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).

Action required: All exterior doors shall have the same suite number posted on them. Verified at inspection.

#### **Building Plan Review**

**Reviewed By: Dawn Bell**

**Rejected**

1. 2006 IBC 302.1 - General. Structures or portions of structures shall be classified with respect to occupancy in one or more of the groups listed below. A room or space that is intended to be occupied at different times for different purposes shall comply with all of the requirements that are applicable to each of the purposes for which the room or space will be occupied. Structures with multiple occupancies or uses shall comply with Section 508. Where a structure is proposed for a purpose that is not specifically provided for in this code, such structure shall be classified in the group that the occupancy most nearly resembles, according to the fire safety and relative hazard involved. (See 2006 IBC for list of possible occupancy types and descriptions.)

Action required: The occupancy classification is not shown on the plans.

2. ICC/ANSI A117.1 2003 604.8.2 - Size. The minimum area of a wheel chair accessible compartment shall be 60 inches minimum in width measured perpendicular to the side wall, and 56 inches minimum in depth for wall hung water closets, and 59 inches minimum in depth for floor mounted water closets measured perpendicular to the rear wall. The minimum area of a wheelchair accessible compartment for primarily childrens use shall be 60 inches minimum in width measured perpendicular to the side wall, and 59 inches minimum in depth for wall hung and floor mounted water closets measured perpendicular to the rear wall.

Action Required: Toilet room 117 does not have the minimum dimensions to be accessible.

3. 2006 IBC 1109.2 - Toilet and bathing facilities. Toilet rooms and bathing facilities shall be accessible. Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing facilities provided within the facility shall not be located on the inaccessible floor. At least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing facility shall be accessible.

Action Required: (See above note) Toilet room 117 does not meet the accessibility requirements.

4. 2006 IBC 1109.12.3 - Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

Action required: The reception desk needs to show an accessible area.

5. 2006 IBC 1210.1 - Floors. In other than dwelling units, toilet and bathing room floors shall have a smooth, hard, nonabsorbent surface that extends upward onto the walls at least 6 inches.

Action Required: Revise on plans to show how this is accomplished.

6. 2006 IBC 1210.2 - Walls. Walls within 2 feet of urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of 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. Exceptions: 1. Dwelling units and sleeping units. 2. Toilet rooms that are not accessible to the public and which have not more than one water closet. Accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture.

Action Required: Show on plans how this will be accomplished.

7. Plumbing plans are not included in submittal.

Action required: Please provide.

8. 2006 IPC 403.2 - Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. (See code for possible exceptions.)

Action required: Per occupant load, 3 restrooms are required. Half must be male and half must be female, which bumps that number up to 4 required. They must also be specific for each sex, not all unisex.

9. 2006 IMC 304.10 - Guards. Guards shall be provided where appliances, equipment, fans or other components that require service and roof hatch openings are located within 10 feet of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches above the floor, roof or grade below. The guard shall extend not less than 30 inches beyond each end of such appliance, equipment, fans, components and roof hatch openings and the top of the guard shall be located not less than 42 inches above the elevated surface adjacent to the guard. The guard shall be constructed so as to prevent the passage of a 21-inch-diameter sphere and shall comply with the loading requirements for guards specified in the International Building Code.

Action Required: The distance of the roof mounted equipment is not specified. Please specify and if they fall within the above-mentioned area(s), provide information on the guards.

10. Planning and Development - Commercial businesses located along existing public streets shall be subject to the following design standards: a. buildings shall be designed with four (4) sided architecture, the same level of finish on all sides (no "back"); b. rooftop or ground-level mechanical equipment shall be totally screened from view by using either parapet walls at the same height of the mechanical units for rooftop mounts or by providing screening for ground mounted units acceptable to the Director; c. Wherever possible, parking areas and pedestrian walks shall connect internally to parking areas and pedestrian walks of existing adjoining businesses. Provisions shall be made for future connections to adjoining property not yet developed or redeveloped.

Action required: (see above note regarding guards) - Please provide same information regarding screening.

11. 2006 IMC 403.2 - Outdoor air required. The minimum ventilation of outdoor air shall be determined in accordance with Section 403.3. Exception: Where the registered design professional demonstrates that an engineered ventilation system design will prevent the maximum concentration of contaminants from exceeding the obtainable by the rate of outdoor air ventilation determined in accordance with Section 403.3, the minimum required rate of outdoor air shall be reduced in accordance with such engineered system design.

Action Required: Show calculations for the outdoor air for the 'studio' room. This room will be considered a gymnasium for fresh air calculations unless otherwise specified through a letter or on the plans.

12. 2006 IMC 504.3 Cleanout. Each vertical riser shall be provided with a means for cleanout.

Action required: Address on plans.

13. Please verify the use, if any, of electrical equipment in any of the 'psych' rooms. Especially, in the exam room with the sink. Per the 2005 NEC, exam rooms must have redundant grounds. Either submit an additional letter of explanation or add to plans.

\_\_\_\_\_ Approved to issue per the listed conditions.

  x   Do not issue per the listed conditions.

\_\_\_\_\_ Approved to construct foundation only per the listed conditions.

\_\_\_\_\_ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Applicant Name

\_\_\_\_\_  
CompanyName

***The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.***

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