

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

March 22, 2024

Sunlighten Saunas  
7373 W 107th St

Permit No: PRCOM20241150  
Project Title: TOTAL BODY FITNESS INFRARED SAUNA INSTALL  
Project Address: 3680 NE AKIN DR, Unit:122, LEES SUMMIT, MO 64064  
Parcel Number: 43810020700000000  
Location / Legal: CHAPEL RIDGE BUSINESS PARK, LOTS 10-18 & TRACTS H THRU K---LOT 17  
Description:  
Type of Work: ALTERATION COMMERCIAL  
Occupancy Group: ASSEMBLY FOR INDOOR SPORTING INCL ARENAS, RINKS, COURTS, SWIMMING POOLS  
Description: TOTAL BODY FITNESS - REPLACE SHOWER ROOM WITH SAUNA

***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: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and 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**

**DEVELOPMENT SERVICES**

1. 2018 IBC 1103.1 Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

2003 ICC/ANSI A117.1 Turning Space. A turning space complying with Section 304 shall be provided within saunas and steam rooms.

Actions required:

- Modify designs to comply. (as dimensioned, minimum 60" clear turning space not available)
- Provide verification that door pull is compliant with ADA regulations.

2. 2018 IMC Section 914 Sauna Heaters.

Provide verification of compliance with:

- IMC 914.4 as concerns controls heat and time controls.
- IMC 914.5 as concerns minimum ventilation.
- IMC 914.5.1 as concerns signage

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Approved with Conditions**

1. 2018 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.

The automatic sprinkler system shall be extended into the sauna. Provide as-built plans with a NICET stamp. Verified at inspection.

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