

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

April 03, 2024

KLOVER ARCHITECTS
10955 LOWELL AVE, SUITE 700
OVERLAND PARK, KS 66210

Permit No: PRCOM20241344
Project Title: IMAGE STUDIOS - SUMMIT FAIR
Project Address: 840 NW BLUE PKWY, Unit:D, LEES SUMMIT, MO 64086
Parcel Number: 51700033700000000
Location / Legal Description: SUMMIT FAIR, LOTS 31 & 32-PT LOT 32 DAF: BEG NW COR SE 1/4 SEC-36 TWP-48 RNG-32 TH S 2 DEG 28 MIN 52 SEC E & RAD 139') 74.01' TH S 00 DEG 57 MIN 28 SEC W 65.80' TH S 89 DEG 10 MIN 24 SEC E 231.21' TH S TH SELY ALG LF CURV (RAD 111') 67.86' TO POINT OF REVERSE CURV SELY & SLY ALG RI CURV (RAD 139') 85. W 44.01' TH S 79 DEG 07 MIN 37 SEC E 49.50' TH S 10 DEG 52 MIN 23 SEC W 54.98' TH S 2 DEG 59 MIN 20
Type of Work: CHANGE OF TENANT
Occupancy Group: BUSINESS
Description: IMAGE STUDIOS - TENANT FINISH FOR RENTAL SPACES FOR BEAUTY SERVICES

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.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 2018 IPC 403.1.1 Fixture calculations. To determine the occupant load of each sex, the total occupant load shall be divided in half. To determine the required number of fixtures, the fixture ratio or ratios for each fixture type shall be applied to the occupant load of each sex in accordance with Table 403.1. Fractional numbers resulting from applying the fixture ratios of Table 403.1 shall be rounded up to the next whole number. For calculations involving multiple occupancies, such fractional numbers for each occupancy shall be first be summed and then rounded up to the next whole number. (see code

DEVELOPMENT SERVICES

section for exception)

Action required: Additional water closet required. $90/2=45$. 1 required per 25 for each gender.

2. 2018 IPC 403.2 Separate Facilities. (As amended by Lee's Summit Code of Ordinances Section 7-405) Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for dwelling units and sleeping units.
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer.
4. Separate facilities shall not be required in business occupancies in which the maximum occupant load is 25 or fewer.

Action required: Proposed use of coed restrooms not allowed under 2018 IBC. Given that it is allowed under subsequent years, we offer the use of our Code Modification Request (CMR) process. Application form attached.

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

(See ordinance for A thru C/2)

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:

- 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 demonstrate compliance.

4. 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)

DEVELOPMENT SERVICES

Action required: Modify/clarify plans to demonstrate compliance. (countertops/sinks to be maximum 34" high at Break Room 146 and Restroom 144)

5. Remove reference to Leawood, KS on Sheet S001, General Notes - Structural, #3.

6. 2018 IPC 918.1 General. (as amended by LSCO 7-412)

Section 918.1 is hereby amended to read as follows: Air admittance valve are only allowed when approved by the Administrative Authority. Vent systems utilizing air admittance valves shall comply with this section. Stack-type air admittance valves shall conform to ASSE 1050. Individual- and branch-type air admittance valves shall conform to ASSE 1051.

Action required: Replace air admittance valves with hard piping to exterior. (amend all relevant P drawings)

7. 2018 IMC 602.2.1 Materials within plenums. Except as required by Sections 602.2.1.1 through 602.2.1.5, materials within plenums shall be noncombustible or shall be listed and labeled as having a flame spread index of not more than 25 and a smoke-developed index of not more than 50 when tested in accordance with ASTM E84 or UL 723. (see code section for exceptions)

Action required: Either provide specific plumbing pipe material schedule or remove plastic options from specification sheet MP000.

8. 2018 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official.

Action required: Provide engineer's report to verify that existing roof structure will support additional load at new hvac equipment.

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

1. 2018 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

Provide shop drawings for review and approval.

2. 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.

Provide shop drawings for review and approval.

3. 2018 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and

DEVELOPMENT SERVICES

appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

All life safety systems shall be tested and operable before calling for a final inspection. Call (816) 969-1300 to schedule alarm and sprinkler tests.

4. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Provide a minimum of two, 2A,10B,C fire extinguishers near the front and back doors. 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.