

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

April 11, 2024

GASTINGER AND WALKER ARCHITECTS, INC  
817 WYANDOTTE  
KANSAS CITY, MO 64105

Permit No: PRCOM20241599  
Project Title: ELITE PERSONAL TRAINING - SOUTHSIDE RETAIL  
Project Address: 840 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: ASSEMBLY FOR INDOOR SPORTING INCL ARENAS, RINKS, COURTS, SWIMMING POOLS  
Description: ELITE PERSONAL TRAINING - TENANT FINISH FOR GYM - NO CONSTRUCTION IN GYM -  
INCLUDES CONSTRUCTION OF DEMISING WALL FOR FUTURE ADJACENT UNKNOWN TENANT

***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. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Comment is informational.

2. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

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Action required: Code analysis is incomplete. Revise to include occupant loads and gross floor areas of both spaces. Also, correct the occupancy type - Should be A3 for the gym.

3. Inadequate information to complete review.

Provide the following:

- Label use of all rooms.
- Provide egress/emergency lighting designs.
- Letter from building owner stating that they understand that additional restrooms may be required depending on type of future occupant in vacant space.
- Label use of every space on plans.
- Designate new vs. existing construction.

4. 2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code.

Action required: Provide calculations to justify number of restroom fixtures. Calcs must include adjacent space that would share the restrooms.

5. 2018 IBC 716.2 Fire door assemblies. Fire door assemblies required by other sections of this code shall comply with the provisions of this section. Fire door frames with transom lights, sidelights or both shall be permitted in accordance with Section 716.2.5.4.

Action required: Specify fire rating of double doors between gym and corridor.

6. 2018 IBC 1010.1.2 Door swing. Egress doors shall be of the pivoted or side-hinged swinging type. Exceptions: (See code for exceptions.)

2018 IBC 1010.1.2.1 Direction of swing. Pivot or side-hinged swinging doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.

Action required: Double door between gym and corridor must swing into corridor.

7. 2018 IBC 1010.1.10 Panic and fire exit hardware. Swinging doors serving a Group H occupancy and swinging doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware.

Exceptions:

1. A main exit of a Group A occupancy shall be permitted to have locking devices in accordance with Section 1010.1.9.4, Item 2.
2. Doors provided with panic hardware or fire exit hardware and serving a Group A or E occupancy shall be permitted to be electrically locked in accordance with Section 1010.1.9.9 or 1010.1.9.10.

Action required: Provide verification that doors out of gym have panic hardware.

8. 2018 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. the building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall

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comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

Action required: Revise Code Information to show correct construction type which is 5B.

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Rejected**

1. Provide exit lighting in the new corridor.

2. 2018 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).

Label the corridor door and the exterior doors of the new tenant space.

3. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Provide fire extinguishers in the new corridor near the bathrooms and the new tenant space.

4. 2018 IFC 1008.3.1 & 3.2 Emergency power for illumination.

The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following:

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits.
3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.

Provide exterior emergency lighting outside the new exit doors.

5. Provide panic hardware on the west door of the corridor.

6. MEP's not provided.

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