

# 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

September 19, 2011

HIRST & ASSOCIATES  
621 NE WOODS CHAPEL RD  
LEE'S SUMMIT, MO 64064

Permit No: PRCOM20114952  
Project Title: RITZ HAIR SALON  
Project Address: 203 SW JEFFERSON ST, LEES SUMMIT, MO 64063  
Parcel Number: 61340232000000000  
Location: LEES SUMMIT TOWN OF W 120' OF LOTS 11 & 12 BLK 11 (EX PT IN STS)  
Type of Work: Change of Tenant  
Occupancy Group: BUSINESS  
Description: CONVERT PREVIOUS OFFICE SPACE INTO A SALON. ORRIGINALLY A HOUSE.

***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

### **Building Plan Review**

**Reviewed By: Michael Weisenborn**

**Rejected**

1. 2006 IBC 1010.9 - Edge protection. Edge protection complying with Sections 1010.9.1 or 1010.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.

Action required - Show how this requirement will be met.

2. 2006 IBC 10105.1 - Width. The minimum width of a means of egress ramp shall not be less than that required for corridors by Section 1017.2. The clear width of a ramp and clear width between handrails, if provided, shall be 36 inches minimum.

Action required - Provide this minimum dimension on the plans.

3. 2006 IBC 1009.10 - Handrails. Stairways shall have handrails on each side and shall comply with Section 1012. Where glass is used to provide the handrail, the handrail shall also comply with Section 2047.

Provide more information on the required handrails for the new stairs on the north side of the building. Include size of the handrails and extensions.

4. 2006 IBC 1009.3 - Stair treads and risers. Stair riser heights shall be 7 inches maximum and 4 inches minimum. Stair tread depths shall be 11 inches minimum. The riser height shall be measured vertically between the leading

edges of adjacent treads. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the treads leading edge. Winder treads shall have a minimum tread depth of 11 inches measured at a right angle to the treads leading edge at a point 12 inches from the side where the treads are narrower and a minimum tread depth of 10 inches.

Action required - Provide additional information for the new stairs on the north side of the building.

5. ICC/ANSI A117.1 2003 604.5.1 - Fixed sidewall grab bars. Fixed sidewall grab bars shall be 42 inches minimum in length, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall. In addition, a vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located between 39 inches and 41 inches above the floor, and with the center line of the bar located between 39 inches and 41 inches from the rear wall.

Action required - A code modification request must be submitted and reviewed prior to allowance for the variance requested for the vertical grab bar.

6. The plans submitted for review do not include a nails area. The review performed is based on the assumption that nail work will not be done at this facility. If nail work is to be done than the stations need to be located on the plans and the required alterations to the space for outside air, exhaust and possible restrooms need to be made.

Action required - This comment is for information purposes.

7. The scale for the floor plan on Sheet A2 is incorrect.

Action required - Make needed corrections.

8. I am unable to locate vent information for the new shampoo bowls.

Action required - Provide additional information.

9. 2006 IPC 608.3 - Devices, appurtenances, appliances and apparatus. All devices, appurtenances, appliances and apparatus intended to serve some special function, such as sterilization, distillation, processing, cooling, or storage of ice or foods, and that connect to the water supply system, shall be provided with protection against backflow and contamination of the water supply system. Water pumps, filters, softeners, tanks and all other appliances and devices that handle or treat potable water shall be protected against contamination.

Action required - Show compliance for the shampoo bowls.

10. 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 - The outside air calculation provided is not based on beauty shop. Make needed corrections.

11. The initial Total Building Area provided under the Building Data states 35,000 square feet.

Action required - Make needed corrections.

12. When calculating occupant loads they are always rounded up. The occupant load calculations found in the Building Data are not. The occupant load for the first floor area would be 12 based on the formula shown but we do not calculate salons based on this formula. The occupant load of a salon is based on two people for each cutting station plus seating in the waiting area.

Action required - Make needed corrections. If the occupant load of the 1st floor is greater than 15 separate restroom facilities are required. A second restroom can be added or a code modification request can be submitted.

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Approved**

1. 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).

2. 2006 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 2A:10B:C fire extinguisher near the stairs on the first floor. Verified at inspection.

3. Plans were not provided for the second floor. According to Mr Hirst the upstairs was to used for storage for now. Provide emergency lighting on the stairs.

Verified at inspection.

***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.***