

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

October 05, 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

Fire Plan Review

Reviewed By: Jim Eden

Approved

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

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.

Mike Weisenborn October 03, 2011 - Per Tracy Deister, a code modification request needs to be submitted if the requirements of this section are not to be met.

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.

Mike Weisenborn October 03, 2011 - Per Tracy Deister, a code modification request needs to be submitted if the requirements of this section are not to be met.

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

Action required - Provide additional information.

Mike Weisenborn October 03, 2011 - The re-submittal letter references Sheet M-1 but we did not receive a revision on this sheet. 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.

Mike Weisenborn October 03, 2011 - The re-submittal letter references Sheet M-1 but we did not receive a revision on this sheet. Provide additional information.

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.

Mike Weisenborn October 03, 2011 - The re-submittal letter references Sheet M-1 but we did not receive a revision on this sheet. Provide additional information.

13. Lee's Summit Code of Ordinance, Section 7-130.10 - 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 - The permit can not be approved until the names of the general, mechanical, electrical and plumbing contractors have been provided and their license verified.

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.