



August 18, 2025

Mr. Joe Frogge  
Plans Examiner  
City of Lee's Summit Development Services  
220 SE Green Street  
Lee's Summit, MO 64063  
Via e-mail: [Joe.Frogge@cityofls.net](mailto:Joe.Frogge@cityofls.net)

Re: Permit No: PRCOM20252507  
Project Title: ALURA APARTMENTS DISCOVERY ATHLETIC CLUB  
Project Address: 250 NE ALURA WAY, LEES SUMMIT, MO 64064

Dear Mr. Frogge:

The following are responses to the comments we received from your office for the noted project. We have included the original comment with the response in blue italic type.

1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Action required: Comment is informational.

*PWA Response: Acknowledged*

2. A one-time impact fee in the form of a license tax must be collected before occupancy can be granted. Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will be provided during that stage of your approval process.

Action required: Comment is for informational purposes. The fee will be \$25,302.75

*PWA Response: Acknowledged*

3. 2018 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

Note: Receipt of final, approved inspection report must be received prior to occupancy.

*PWA Response: Refer to sheet S100 for listing of required special inspections. UES is providing the Special Inspections for this project and will be sending a letter to you to confirm this.*

4. 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.

Action required: Amend code analysis to show entire building as A3 per 508.3 Nonseparated Occupancies. Maximum height, # of stories, & maximum square footage.

*PWA Response: Please see the revised Code analysis on the drawings sheet G002.*

5. 2018 IBC 1004.1 Design occupant load. In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be determined in accordance with this section.

Actions required:

- Re-calculate occupant loads per use. Office area to be 1/150, gym area (including rooftop yoga) 1/50.
- Re-calculate restroom requirements based on new numbers and update Plumbing Calculations. Number of fixtures unlikely to need changing.

*PWA Response: Please see the revised Code analysis on the drawings sheet G002.*

6. 2018 IBC 1006.1 General. The number of exits or exit access doorways required within the means of egress system shall comply with the provisions of Section 1006.2 for spaces, including mezzanines, and Section 1006.3 for stories or occupied roofs.

Action required: 2 exits are required out of Exercise room. If it is the design intent to use door 102B as the 2nd exit, the door must swing in direction of egress and you must demonstrate that.

*PWA Response: Please see the revised floor plans and exterior elevations indicating new added exterior doors for egress from the Exercise Room as well as the revised rating of the Stair which includes a new exit door directly to the outside at grade for the rooftop Yoga.*

7. 2018 IBC 1016.2 Egress through intervening spaces. Egress through intervening spaces shall comply with this section. Item 5. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes. (See code section for additional items and exceptions)

Action required: Do not direct egress out of Athletic Club through Leasing/Clubhouse.

*PWA Response: Please see the revised floor plans and exterior elevations indicating new doors for egress. Exit through the Business Office is not a required exit in the revised plans.*

8. 2018 IBC 1006.1 General. The number of exits or exit access doorways required within the means of egress system shall comply with the provisions of Section 1006.2 for spaces, including mezzanines, and Section 1006.3 for stories or occupied roofs.

Action required: Provide 2 exits out of Athletic Club.

*PWA Response: Please see the revised floor plans and exterior elevations indicating new added doors for egress.*

9. 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. Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet wide that contains over current devices, switching devices or control devices with exit or exit access doors shall be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel.

Action required: All designated exits out of Athletic Club must have panic hardware.

*PWA Response: Please see the revised floor plans and exterior elevations indicating new doors for egress. All Exit Doors are designated to have Panic Hardware.*

10. 2018 IBC 2902.2 Separate Facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. (see code for exceptions)

Action required: Provide additional restroom in office area and designate each per gender.

*PWA Response: The Unisex Restroom that has been provided is above and beyond the fixture quantities required by the Code. During Normal business hours all toilet rooms will be available for business staff. As the addition of the Unisex restroom represents a voluntary addition to the required fixtures we believe that this should be allowed as indicated.*

11. 2018 IBC 1006.2.1 Egress based on occupant load and common path of egress travel distance. Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1. The cumulative occupant load from adjacent rooms, areas or spaces shall be determined in accordance with Section 1004.2. (see code for special requirements for foyers, lobbies, vestibules, and care suites in I-2 occupancies)

Action required: Maximum Common Path of Egress exceed out of Rooftop Yoga. Path is to be measured at right angles and must include slope of stairs. Amend designs to comply.

*PWA Response: The design has been amended. Please see the revised Code Analysis on the drawings indicating new doors for egress. Please also see the revised floor plans and exterior elevations indicating new doors for egress. The exit access stair is a 1-Hour rated enclosure. Common Path of travel ends with entry into the stair from the rooftop as it represents Exit Access and falls within the required 75 feet required.*

12. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Comment is informational. Truss package deferred.

*PWA Response: Acknowledged. Truss shop drawings will be provided as a deferred submittal.*

13. 2018 IBC 1103.1 Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

Action required: Provide verification that Saunas are fully accessible.

*PWA Response: The Sauna is a manufactured item and will be fully accessible.*

14. 2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4. 2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, non-absorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches. 2018 1209.2.2 Walls and partitions. Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.) 1209.2.3 Showers. (see code for details) 1209.2.4 Waterproof joints. (see code for details)

Action required: Provide verification of compliance at restrooms and Jan. 113.

*PWA Response: The Flooring Plan has been revised to indicate epoxy flooring with integral epoxy base. Finish Schedule and Interior elevations indicate ceramic tile on walls. The janitors closet will include Fiberglass reinforced paneling on the walls at the mop sink.*

15. Unified Development Ordinance Article 8, Section 8.180.E Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (must be by parapets unless otherwise approved by Planning staff)

*PWA Response: 3-Dimensional images were previously submitted to City Planning showing that rooftop equipment is not visible from the ground. It is our understanding that this was approved. Mr. Dan Fernandez has been re-copied with these images and has indicated that he will speak with you about approval.*

16. 2018 IBC 1014.6 Handrail extensions. Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight or ramp run. Where handrails are not continuous between flights, the handrails shall extend horizontally not less than 12 inches beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser. At ramps where handrails are not continuous between runs, the handrails shall extend horizontally above the landing 12 inches minimum beyond the top and bottom of ramp runs. The extensions of handrails shall be in the same direction of the flights of stairs and at stairways and the ramp runs at ramps. (See code section for possible exceptions.)

Action required: Handrails not allowed to terminate open ended. See detail K7/A501

*PWA Response: Handrail configurations have been revised on the drawings to meet Code requirements. See Floor Plans and Sheet A501.*

17. 2018 IBC 1010.1.6 Landings at doors. Landings shall have a width not less than the width of the stairway or the door, whichever is greater. Doors in the fully open position shall not reduce a required dimension by more than 7 inches. Where a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing to less than one-half its required width. Landings shall have a length measured in the direction of travel of not less than 44 inches. Exception: Landing length in the direction of travel in Groups R-3 and U and within individual units of Group R-2 need not exceed 36 inches.

Action required: Provide exterior landing at door serving Riser room.

*PWA Response: Landings have been added at the new south exterior egress door and the door serving the riser room. A drawing from the Civil Package is attached.*

18. 2018 IMC 307.2.3 Auxiliary and secondary drain systems. In addition to the requirements of Section 307.2.1, where damage to any building components could occur as a result of overflow from the equipment primary condensate removal system, one of the following auxiliary protection methods shall be provided for each cooling coil or fuel-fired appliance that produces condensate. (see code for 4 options)

Action required: Specify auxiliary drains at furnaces installed above lay-in ceiling.

*Engineer Response: HVAC Split System Equipment Schedule on sheet M501 notes the requirement for each furnace to include a corrosion-resistant drain pan with overflow switch wired to shut down unit in accordance with IMC 307.2.3. method number 3.*

19. 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)

Action required: Provide verification that both break room's counters and sinks are no taller than 34"

*PWA Response: The counters are no taller than 34".*

20. 2018 IBC Exit Signs 1013.1 Where Required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit of the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. (see code section for exceptions)

Action required: Comment is a reminder to coordinate with architect for changes to the egress scenario which is likely to change.

*Engineer Response: Egress signage locations have been revised on sheets MEP4 and EL101 to match architectural egress plans.*

Fire Plan Review Reviewed By: Craig Hill 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.

Action Required: Provide deferred submittal for fire alarm system.

*Engineer Response: Deferred submittal for fire alarm system will be provided by the awarded specialty contractor in accordance with 2018 IBC 107.3.4.1. Deferred submittal notes for the fire alarm system are shown on sheet MEP1.*

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.

Action Required: Provide deferred submittal for fire protection system.

*Engineer Response: Deferred submittal for fire suppression system will be provided by the awarded specialty contractor in accordance with 2018 IBC 107.3.4.1. Deferred submittal notes for the fire suppression system are shown on sheet MEP1.*

We are happy to clarify the responses further if necessary.

If you have any questions, please call.

Sincerely,  
PWARCHITECTS, INC.

A handwritten signature in black ink, appearing to read 'Erik Miller', with a stylized, cursive script.

Erik Miller, AIA, CDT  
Vice President