



August 29, 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

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 on August 26, 2025. We have included the original comment in gray text with the response in blue italic type.

Fire Plan Review Reviewed By: Craig Hill Rejected

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.

PWA Response: Acknowledged-This will be provided to your office for approval prior to installation.

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.

PWA Response: Acknowledged-This will be provided to your office for approval prior to installation.

3. Action Required: Door 102B must swing in direction of egress.

PWA Response: Door 102B is not a required egress door as discussed on 08-28-2025.

Building Plan Review Reviewed By: Joe Frogge Rejected

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
8/20/2025 - Acknowledged in letter.

PWA Response: Acknowledged

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.
8/20/2025 - Acknowledged in letter. Unable to verify on plans. Field verify.

PWA Response: The Code and Egress Plans on sheet G002 contain a note indicating that all exit doors are to be equipped with panic hardware. We have also added a note on each egress door on the door schedule. The only exception to this is Door 200 which does not need to swing in the direction of egress or have panic hardware noting that the occupant load of the roof is less than 50 people. It is especially important that this door swings outward onto the Rooftop amenity to protect it from weather intrusion.

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.
8/20/2025 - Rating of exit stair will make this a compliant installation. However, wall type E is not designated as rated. We need the UL# and a complete construction detail that includes nail/screw patterns.

PWA Response: Sheet G002 contains details and descriptions of the rated partitions as requested. The specific UL assemblies have also been added on sheet A301 Building Sections.

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

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.
8/20/2025 - Acknowledged in letter as a manufactured item that will be fully accessible. To be field verified.

PWA Response: Acknowledged

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, nonabsorbent 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.

8/20/2025 - Unable to verify FRP at mop sink. Is this shown somewhere other than schedule on A105?
It is blank.

PWA Response: The Enlarged Plan on Sheet A104 contains notation for providing the FRP panels above and around the mop sink.

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"
8/20/2025 - Details G1 & G4 on A202 reference sections not found in submittal. Unable to verify.

PWA Response: Interior Elevations on sheet A202 indicate dimensions of 34" for countertops.

Licensed Contractors Reviewed By: Joe Frogge Approved

PWA Response: Acknowledged

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

PWA Response: Acknowledged

We are happy to clarify the responses further if necessary.

If you have any questions, please call.

Sincerely,
PWARCHITECTS, INC.



Erik Miller, AIA, CDT
Vice President