Memorandum

To: Joe Frogge, Plans Examiner
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

From: Andrew Kelly **Date:** December 12, 2025

Project Location: Smalls Sliders
210 SW Oldham Parkway
Review: Plan Review
Lee's Summit, MO 64081

A/E Proj. No: 25.2003

Re: Building Permit Plan Review; PRCOM20254584

Remarks:

We have reviewed your plan review comments dated November 5, 2025. The comments have been addressed as follows:

Review Comments and Responses

Licensed Contractors

1. *Lee's Summit Code of Ordinance, Section7-130.10 - 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: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and the name, email address & phone number for the on-site contact.

   Response: the franchisee is in the process of bidding the project. Once a bidder has been chosen, all applicable information will be provided.

2. *Lee's Summit Code of Ordinance, Section7-130.4 - 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.C-1.0
Separated areas.

Response: the franchisee is in the process of bidding the project. Once a bidder has been chosen, all applicable information will be provided.

Building Plan Review

3. *For the Health Department review contact Amanda Burch with the Jackson County Public Works Department, Environmental Services Division, at (816) 797-7198. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.*

   Action required: Comment is informational.

   Response: Acknowledged. The plans were submitted to the Health Department for review and approval was received on 10/30/25.

4. *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.

   Response: Acknowledged. Kaw Valey Engineering is working with the City of Lee's Summit Development Services for this item.

5. *A one-time impact fee in the form of an excise 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 informational. The fee will be $24,543.75.

   Response: Acknowledged. Fee will be paid by the appropriate party when required.

6. *All plans submitted for review on or after April 1, 2019 shall be designed to the requirements of the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Fire Code, 2017 National Electric Code and the ICC/ANSI A117.1-2009 as amended and adopted by the City of Lee's Summit.*

   Action required: Provide updated Manufactured Housing & Modular Unit State approval documents. (current documents site 2015 code years)

   Response: by Daniel Matinez, Project Manager for Valient Modular LLC – The State approved plans show the codes in effect at the time of plans submittal and approval by the State. The codes have been revised to show the current State of

Missouri codes for modular buildings. Plans have been resubmitted to the State for approval. Waiting for State acceptance.

7. *2018 IMC 403.2 Outdoor air required. The minimum outdoor airflow rate shall be determined in accordance with Section 403.3. (see code for exception)*

   Action required: Provide exhaust fan(s) at restrooms.

   Response: by Daniel Matinez, Project Manager for Valient Modular LLC – Exhaust fans are provided in the restrooms. See sheets A2.1 and E1.1. Spec data sheet is provided following this letter.

8. *2018 IMC 403.2 Outdoor air required. The minimum outdoor airflow rate shall be determined in accordance with Section 403.3. (see code for exception)*

   Action required: Revise drawings to show outside air calculations as well as method of delivery.

   Response: by Daniel Matinez, Project Manager for Valient Modular LLC – Please see Captive-Aire sheets 1-4 for revised information. The system designed is a dedicated outdoor air system with no recirculation air or make up air.

9. *2018 IPC 604.8 Water Pressure reducing valve or regulator. Where water pressure within a building exceeds 80 psi static, an approved water-pressure reducing valve conforming to ASSE 1003 or CSA B356 with strainer shall be installed to reduce the pressure in the building water distribution piping to not greater than 80 psi static.*

   Action required: Provide pressure reducing valve at water entry. (Our Water Department requires PRV installation in all locations regardless of pressure)

   Response: by Daniel Matinez, Project Manager for Valient Modular LLC – Added to sheets P3.1 and P6.1. Spec data sheet is provided following this letter.

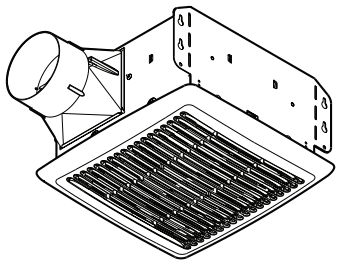
Please do not hesitate to contact me if you have any questions or require additional information.

Andrew C. Kelly
Hill Foley Rossi & Associates
Architectural Department

BROAN®

SPECIFICATION SHEET

MODELS A80, A110
FLEX™ SERIES FANS



DESCRIPTION

BLOWER:

- Plug-in, permanently lubricated motor - engineered for continuous operation
- Dynamically balanced centrifugal blower wheel for quiet, efficient performance
- Low RPM for quiet operation

HOUSING:

- Rugged, 26 gauge, galvanized steel construction
- Polymeric, 4" duct connector with tapered sleeve and no metallic clatter
- 5¾" height allows for 2" x 6" ceiling installations
- Sturdy, easy, four-point mounting directly to joist
- Can be mounted in ceilings up to 7/12 pitch
- Can be installed in a wall if mounted 8-ft. or more above the floor

GRILLE:

- Polymeric construction
- Innovative design - the result of extensive research with designers and consumers

CONTROLS (Purchase separately):

- Refer to Broan's catalog for a complete line of accessories to effectively adapt these fans to your construction requirements.

U.L. Listed for use over bathtubs and showers when connected to a GFCI protected branch circuit (ceiling mount only).

1-Year Warranty

TYPICAL SPECIFICATION

Fan shall be Broan Model A80 (A110).

Fan shall have corrosion resistant galvanized steel housing with four-point mounting capability. It shall be ducted to a roof or wall cap using 4" round ductwork.

Blower assembly shall be removable, have a centrifugal-type blower wheel and a permanently lubricated motor designed for continuous operation.

Non-metallic damper/duct connector shall be included.

Air delivery shall be no less than the airflow values and no greater than the sound level values listed in the HVI Performance Specifications provided in this specification (see following chart). All air and sound ratings shall be certified by HVI.

Ceiling Ventilator shall be U.L. Listed for use over bathtubs and showers when connected to a GFCI protected branch circuit.

c UL US

® 2100 HVI CERTIFIED

Broan Hartford, Wisconsin www.broan.com 800-558-1711
Venmar Ventilation ULC Drummondville (Quebec), Canada www.broan.ca 877-896-1119

REFERENCE	QTY.	REMARKS	Project
			Location
			Architect
			Engineer
			Contractor
			Submitted by Date

PERFORMANCE RATINGS
FLEX™ SERIES FANS

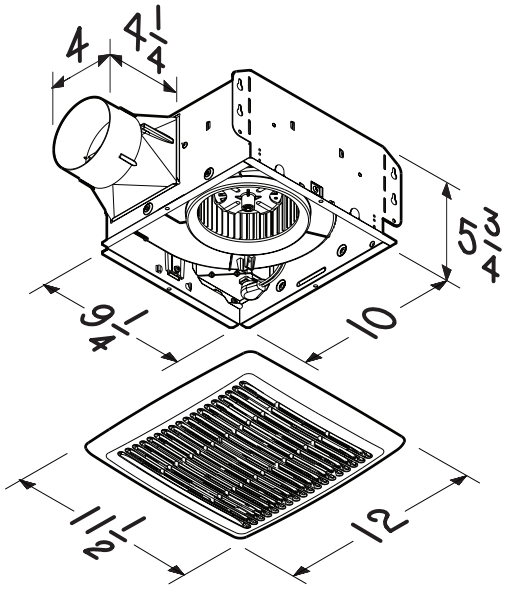
HVI PERFORMANCE

Model	0.1 Ps - Static Pressure (in. H_2O)				0.25 Ps
	Airflow (CFM)	Sound (Sones)	Power (Watts)	Efficacy (CFM / W)	Airflow (CFM)
A80	80	2.0	43.1	1.89	67
A110	110	3.0	47.3	2.36	102

HVI-2100 CERTIFIED RATINGS comply with new testing technologies and procedures prescribed by the Home Ventilating Institute, for off-the-shelf products, as they are available to consumers. Product performance is rated at 0.1 in. static pressure, based on tests conducted in a state-of-the-art test laboratory. Sones are a measure of humanly-perceived loudness, based on laboratory measurements.

ELECTRICAL & WEIGHT

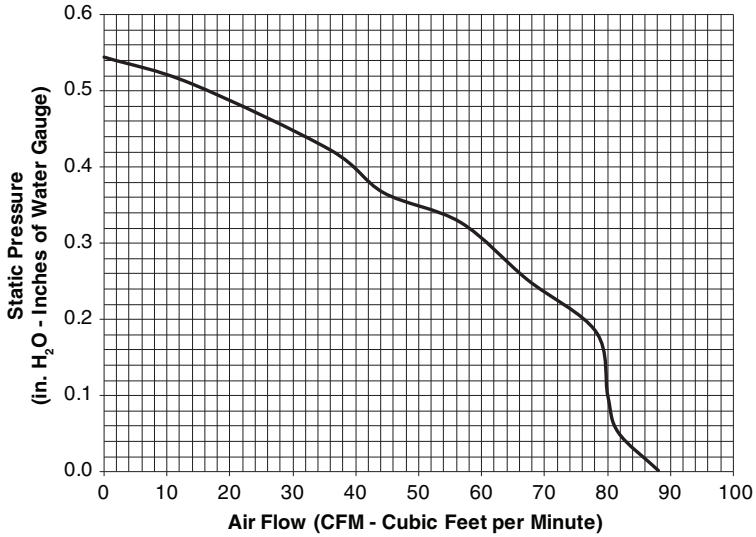
Model	Volts	Hz	Amps	Shipping Weight
A80	120	60	0.37	10.0 lb.
A110	120	60	0.40	10.0 lb.



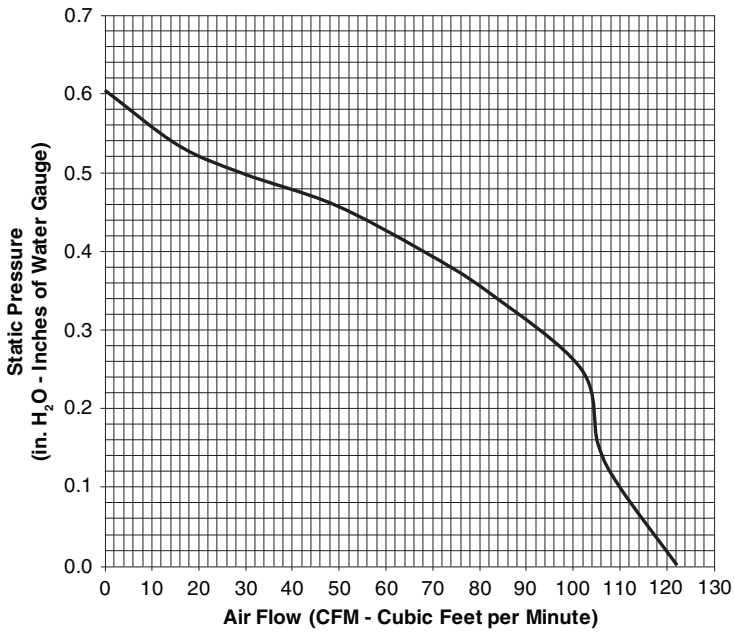
NOTE: Dimensions shown are in inches.

AIR FLOW PERFORMANCE

Model A80



Model A110



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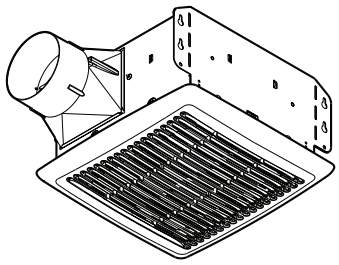
FICHE TECHNIQUE

VENTILATEURS DE SÉRIE *FLEX* MC, MODÈLES A80 ET A110



DESCRIPTION

VENTILATEUR :

- Moteur enfichable, lubrifié à vie, conçu pour un fonctionnement continu
- Roue de ventilateur centrifuge équilibrée dynamiquement assurant une performance silencieuse et optimale
- Bas régime de rotation permettant un fonctionnement silencieux

BOÎTIER :

- Robuste, fabriqué en acier galvanisé de calibre 26
- Raccord de conduit en polymère de 4 po avec manchon conique ne produisant aucun cliquetis métallique
- Hauteur de 5¾ po permettant l'installation dans des structures de plafond en 2 po x 6 po
- Montage facile et solide en quatre points directement sur les solives
- Peut être installé dans un plafond ayant une pente jusqu'à 7/12
- Ce produit peut être installé dans un mur s'il est fixé à 2,44 m (8 pi) au-dessus du plancher

GRILLE :

- Construction en polymère
- Conception novatrice, fruit d'une recherche exhaustive auprès de designers et de consommateurs

COMMANDES (vendues séparément) :

- Se référer au catalogue Broan pour la collection complète d'accessoires afin d'adapter ces ventilateurs à vos exigences de construction.

Homologué U.L. pour utilisation au-dessus de la baignoire et de la douche lorsqu'il est raccordé à un circuit protégé par un disjoncteur de fuite à la terre (DDFT) (installation au plafond seulement).

Garantie de 1 an

SPÉCIFICATIONS TYPES

Le ventilateur doit être le modèle Broan A80 (A110).

Le ventilateur doit avoir un boîtier en acier galvanisé résistant à la corrosion et la capacité d'effectuer son montage en quatre points. Il doit être raccordé à un capuchon de toit ou de mur au moyen d'un conduit rond de 4 po.

Le bloc ventilateur doit être amovible et avoir une roue de ventilateur centrifuge équilibrée dynamiquement et un moteur lubrifié à vie, conçu pour un fonctionnement continu.

Un raccord de conduit avec clapet non métallique doit être inclus.

Le débit de l'air ne doit pas être inférieur aux valeurs de débit indiquées dans les évaluations de rendement HVI (voir le tableau de performance en page suivante), aussi, le niveau sonore ne doit pas dépasser les valeurs indiquées dans ce même tableau. Toutes les valeurs pour le débit de l'air et le niveau sonore doivent être certifiées par le HVI.

Le ventilateur de plafond doit être homologué par U.L. pour une utilisation au-dessus de la baignoire et de la douche lorsqu'il est raccordé à un circuit protégé par un disjoncteur de fuite à la terre (DDFT).

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® 2100 HVI CERTIFIED

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RÉFÉRENCE	QTÉ	REMARQUES	Projet
			Lieu
			Architecte
			Ingénieur
			Entrepreneur
			Soumis par Date

ÉVALUATIONS DE RENDEMENT
VENTILATEURS DE SÉRIE *FLEX*^{MC}

PERFORMANCE HVI

Modèle	0,1 Ps - Pression statique (po H_2O)				0,25 Ps
	Débit de l'air (pi³/min)	Niveau sonore (sones)	Puissance (Watts)	Efficacité (pi³/min / W)	Débit de l'air (pi³/min)
A80	80	2,0	43,1	1,89	67
A110	110	3,0	47,3	2,36	102

HVI CERTIFIED 2100

RÉSULTATS HOMOLOGUÉS HVI-2100 conformes aux nouvelles technologies de test et aux procédures prescrites par le Home Ventilating Institute pour les produits offerts sur le marché, tels qu'ils sont présentés aux consommateurs. La performance du produit est calibrée à 0,1 po de pression statique, basée sur les tests dirigés par un laboratoire de pointe. Un sone est une unité de mesure de bruit perçu par l'oreille humaine, basée sur des mesures en laboratoire.

ÉLECTRICITÉ ET POIDS

Modèle	Volts	Hz	Ampères	Poids à l'expédition
A80	120	60	0.37	10,0 lb
A110	120	60	0.40	10,0 lb

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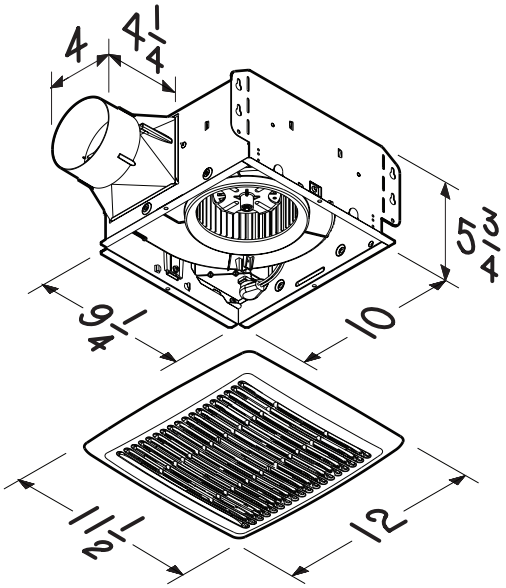
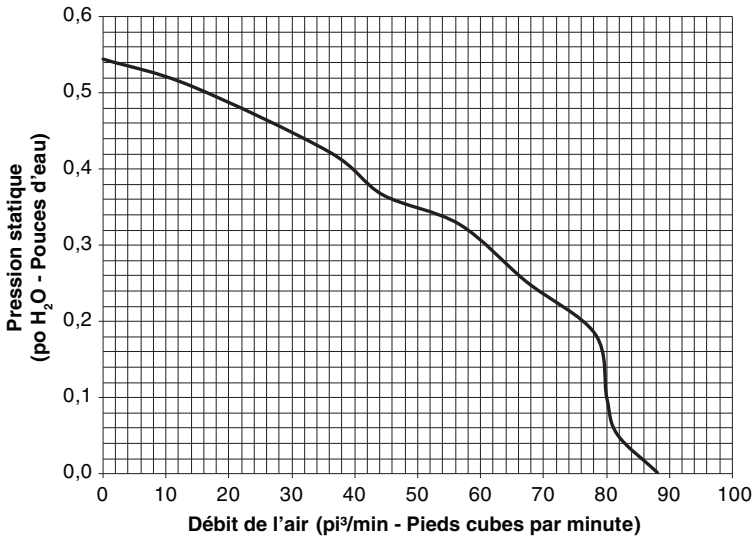


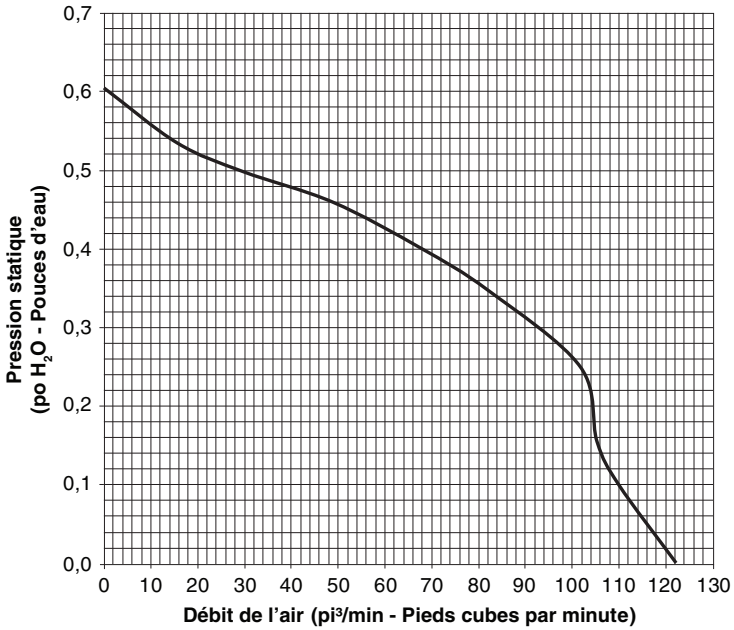
NOTE : Les dimensions indiquées sont en pouces.

RENDEMENT DU DÉBIT DE L'AIR

Modèle A80



Modèle A110



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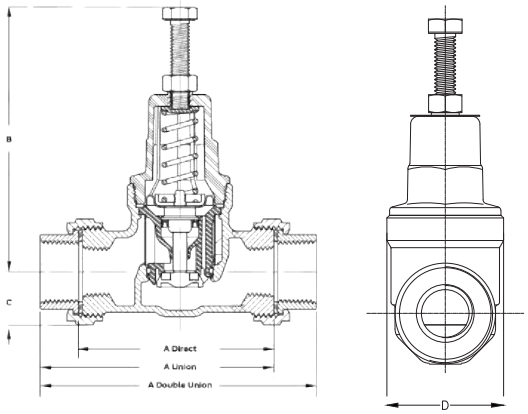
CashAcme™

Cash Acme™
EB45 Pressure Regulating Valve

The Cash Acme™ EB45 Pressure Regulating Valve features the simplicity and performance of a cartridge-based design with the added benefit of direct access to the pressure adjusting screw. The EB45 comes factory set at 60 psi and may be adjusted between 10-70 psi.



Approved Applications

Commercial and domestic water applications.

Specification Data

Performance	
Maximum Inlet Pressure**	400 psi (1/2", 3/4" and 1") 300 psi (1-1/4", 1-1/2" and 2")
Inlet Pressure Exceeding 150 psi**	Two-step PRV system required
Temperature Range	33°F - 180°F (0.6°C - 82.2°C)
Service	Water
Outlet pressure range	10-70 psi

Materials			
1	Body		Lead-Free[1] Brass
2	Spring Chamber	1/2" and 3/4" Models	Reinforced Engineered Polymer or Iron
		1" through 2" Models	Iron
3	Adjusting Spring		Steel (Zinc Plated)
4	Diaphragm		Reinforced EPDM
5	Body Seat	1/2" and 3/4" Models	Polyphenylene Ether
		1" through 2" Models	Polysulfone
6	Seat Disc		EPDM
7	Piston		Stainless Steel/Brass
8	Strainer Screen		Stainless Steel
9	O-ring		EPDM

SharkBite Union Materials	
Body	Lead-Free[1] DZR Brass
O-ring	EPDM
Grab Ring	Stainless-Steel Tube Support
Liner	Polysulfone

[1] Lead free for all models. Surfaces that are in contact with consumable water contain less than 0.25% lead by weight.

Dimensions (Inches)

Size	Connection Style	A Direct	A Single Union	A Double Union	B	C	D
1/2"	NPT	3-1/4	4	4-3/4	4-3/8	3/4	1-47/64
	Sweat	-	4	4-3/4	4-3/8	3/4	1-47/64
	Cold Expansion	-	-	5-7/16	4-3/8	3/4	1-47/64
	SharkBite	4-1/4	-	2-15/16	4-3/8	3/4	1-47/64
	Press	-	-	5-13/16	4-3/8	3/4	1-47/64
3/4"	NPT	3-7/16	4-3/16	4-15/16	4-3/8	3/4	1-47/64
	Sweat	-	4-5/16	5-1/4	4-3/8	3/4	1-47/64
	CPVC	-	-	5-3/8	4-3/8	3/4	1-47/64
	Barb	-	-	5-11/16	4-3/8	3/4	1-47/64
	Cold Expansion	-	-	6-3/32	4-3/8	3/4	1-47/64
	SharkBite Slip	7-5/8	-	7-3/64	4-3/8	3/4	1-47/64
	SharkBite	4-1/2	-	7	4-3/8	3/4	1-47/64
	Press	-	-	6-27/64	4-3/8	3/4	1-47/64
1"	NPT	4-3/16	5-3/16	6-3/16	4-3/8	3/4	2-1/8
	Sweat	-	5-5/16	6-1/2	4-3/8	1	2-1/8
	CPVC	-	-	6-1/2	4-3/8	1	2-1/8
	Barb	-	-	7	4-3/8	1	2-1/8
	Cold Expansion	-	-	7-7/16	4-11/32	1-3/64	2-1/8
	SharkBite	4-1/2	-	8-45/64	4-11/32	1-3/64	2-1/8
	Press	-	-	7-15/64	4-3/8	3/4	2-1/8
1-1/4"	NPT	4-3/16	5-11/16	5-11/16	7-11/16	1-3/8	3-7/64
	Sweat	-	5-7/8	5-11/16	7-11/16	1-3/8	3-7/64
	Cold Expansion	-	-	8-19/32	7-49/64	1-11/32	3-7/64
	SharkBite	7-49/64	-	8-3/4	7-49/64	63/64	3-7/64
	Press	-	-	7-9/16	7-11/16	1-3/8	3-7/64
1-1/2"	NPT	4-3/16	5-15/16	7	7-11/16	1-5/8	3-5/32
	Sweat	-	6	7-3/16	7-11/16	1-5/8	3-5/32
	Cold Expansion	-	-	8-61/64	7-49/64	1-37/64	3-5/32
	SharkBite	-	-	9-1/16	7-49/64	63/64	3-7/64
	Press	-	-	8-13/64	7-11/16	1-5/8	3-5/32
2"	NPT	4-3/16	6	7-3/16	7-11/16	1-7/8	3-11/16
	Sweat	-	6-1/4	7-11/16	7-11/16	1-7/8	3-11/16
	Cold Expansion	-	-	10	7-49/64	1-7/8	3-11/16
	SharkBite	-	9-5/16	-	7-11/16	1-7/8	3-11/16
	Press	-	-	8-31/64	7-11/16	1-7/8	3-11/16

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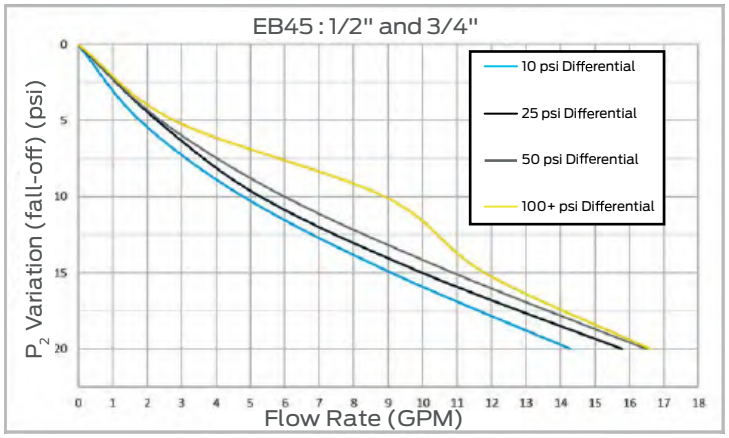
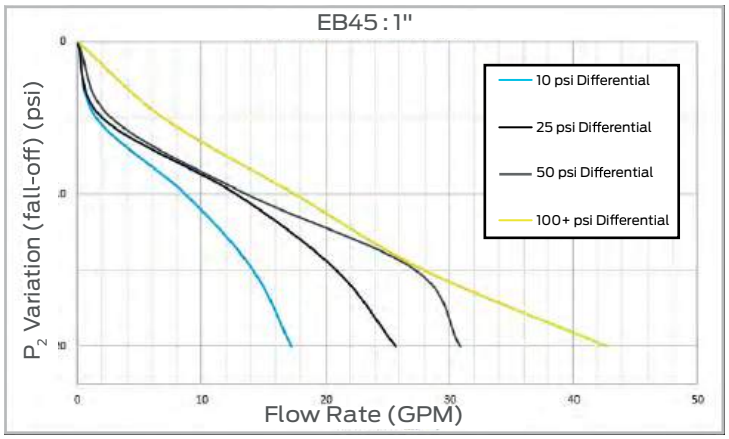
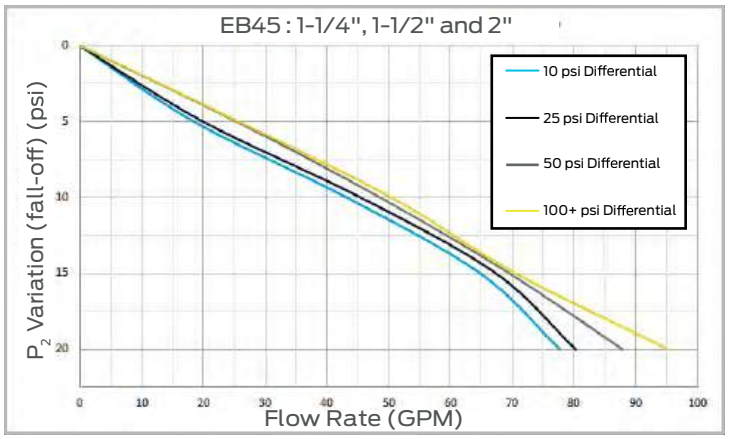
AN RWC BRAND

Cash Acme EB45 Flow Capacity



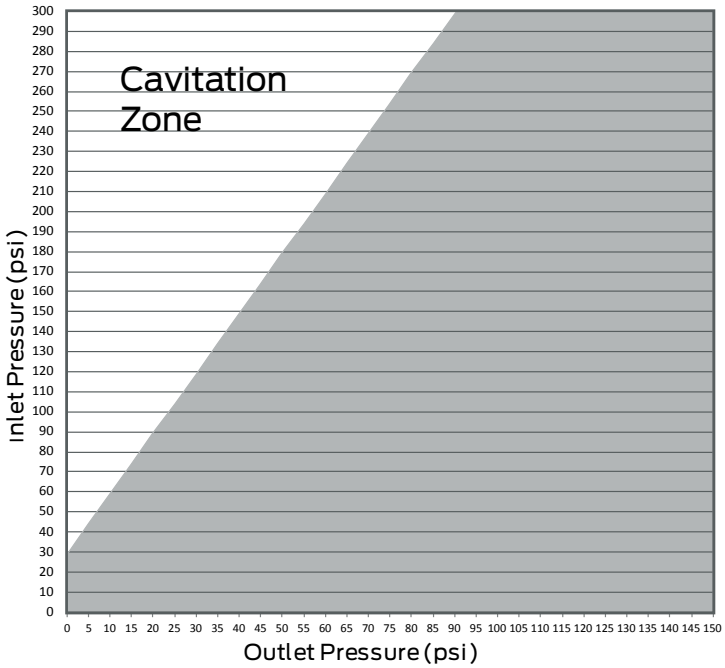




Pressure Differential: Difference between the inlet pressure and the PRV set pressure.
P_2 Variation: Pressure reduction of the outlet due to the demand created downstream when a fixture is opened and water is allowed to flow through the PRV.

**If inlet pressure is higher than 150 psi, it's recommended to install a two-step PRV system.

Cash Acme PRV Cavitation Chart



Certifications & Listings

ASSE 1003, CSA B356, NSF/ANSI/CAN 372, NSF/ANSI/CAN 61

1003

Refer to local plumbing code

Product Submittal	
Name	
Date	
Architect/Owner	
Contractor	
Tag	
Notes	

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