



February 16, 2026

City of Lee's Summit Missouri
220 SE Green St.
Lee's Summit, MO 64063

Re: Associated Plastic Surgeons
2701 NE McBaine Dr.
Lee's Summit, MO 64064
Permit No: PRCOM20245463

To whom it may concern:

We are in receipt of City review comments dated 01/20/2026. Listed below are the City comments requiring action in **bold** along with our responses in *italics*.

Building Plan Review

- 3. 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: Label restrooms and lockers per gender or file for CMR requesting to use 2021+ code cycle which allows coed restrooms.

Refer sheets A1.0, A1.1 & A1.2. The locker rooms have been labeled per gender. All restrooms are labeled coed restrooms. A completed CMR is attached for approval of coed use.

- 4. 2018 IBC 703.2 Fire-resistance ratings. The fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E 119 or UL 263 or in accordance with Section 703.3. The fire-resistance rating of penetrations and fire-resistant joint systems shall be determined in accordance Sections 714 and 715, respectively.**
2018 IBC 703.7 Marking and identification. Where there is an accessible concealed floor, floor-ceiling or attic space, fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetration shall be effectively and permanently identified with signs or stenciling in the concealed space. Such identification shall:
 - 1. Be located within 15 feet of the end of each wall and at intervals not exceeding 30 feet measured horizontally along the wall or partition.**
 - 2. Include lettering not less than 3 inches in height with a minimum 3/8 inch stroke in a contrasting color incorporating the suggested wording, "FIRE AND/OR SMOKE BARRIER – PROTECT ALL OPENINGS," or other wording.**

Action required: Specify fire rating for doors 51, 52, 54, 56, 57 and 61.

Refer sheet A0.1. The Door Schedule has been revised to reflect fire ratings for the doors listed above.

- 5. 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 IBC 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, non-absorbent vertical base that extends upward onto the walls not less than 4 inches.
- 2018 IBC 1209.2.2 Walls and partitions.** Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, non-absorbent 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)
- Action required: Specify compliant wall finish materials at mop sinks. If paint, it must be epoxy based.**

Refer sheet A1.4. The Room Finish Schedule has been revised to reflect epoxy based paint finish for walls adjacent to mop sinks at Jan 125, Jan 164 & Jan 177.

Fire Plan Review

- 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, 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.**

Understand and will comply. This is currently being bid. Shop drawings will be submitted upon award.

- 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.

Understand and will comply. This is currently being bid. Shop drawings will be submitted upon award.

This concludes our responses to your comments. Please feel free to contact our office with any additional questions or concerns.

Best regards,

A handwritten signature in black ink, appearing to read 'Kevin Campbell', with a stylized flourish at the end.

Kevin Campbell

Attachments; Completed CMR (for coed restroom use)
Sheet A0.1-Rev 02
Sheet A1.0-Rev 02
Sheet A1.1-Rev 02
Sheet A1.2-Rev 02
Sheet A1.4-Rev 02