

November 09, 2020

Michael Weissenbach  
Joe Frogge  
Lee's Summit Development Services  
220 SE Green Street  
Lee's Summit, MO 64063

**Permit Number:** PRCOM20203515  
**Project Name:** LSR7 – LSW – 2020 Athletic Complex Improvements  
**Project Address:** 2600 SW Ward Rd. Lee's Summit, MO 64082  
**County:** Jackson

**Attachments:** Addenda 1 through 4,

The following letter is in response to the plan review comments for the project listed above. Responses are indicated in bold following each numbered comment.

## **Plan Review Comments**

### *Licensed Contractors*

1. Lee's Summit Code of Ordinance, Section 7-130.4 – 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.

**Project currently in bidding phase. MEP contractors & subcontractors to be provided post bidding.**

2. 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: Either a Class A or Class B license is required. Provide the name of the licensed general contractor.

**Project currently in bidding phase. General contractor name to be provided**

### *Fire Plan Review*

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1. Remove exit sign or add exterior emergency lighting at the visitor restrooms/ concessions.

**See updates in addendum 3. Refer to sheet W-E111.**

2. 2018 IFC 506.1.2 Key boxes for non-standardized fire service elevator keys. Key boxes provided for non-standardized fire service elevator keys shall comply with Section 506.1 and 506.2 or as approved by the fire code official.  
(Action Required)  
Order a Knox box for the elevator at [knoxbox.com](http://knoxbox.com)

**Knox box has been added. Refer to sheet W-A111.**

#### *Building Plan Review*

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

**Final Development Plan has been submitted on 10/05/20. No comments received to date. Awaiting approval.**

2. 2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code.

**Code Modification Request has been submitted on 10/05/20. Awaiting approval.**

3. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 847-7070. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

**Application ID 2020-0014943 has been submitted for review. Awaiting approval.**

4. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

**Acknowledged.**

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5. Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

**Per the State of Missouri Division of Fire Safety; Elevator Safety Unit (573) 526-3660. The General Contractor and/or their Subcontractor shall hold a mechanic's license and contractor's license with the state of Missouri. That who will be doing the work will submit an application for registration of the elevator along with a permit application and plans for review to the Missouri Division of Fire Safety; Elevator Safety Unit.**

6. Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector.

**Acknowledged.**

7. Elevator Safety Act and Rules 701.361 - Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

**Acknowledged.**

8. 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)

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Action required: Specify compliant wall finish materials at water closets and mop sink. If paint is used it must be epoxy based.

**Epoxy paint note added. Refer to sheet W-AF001. Refer to section 099123.**

Sincerely,

Jay Browning  
Tonie Barnett  
Gould Evans  
4200 Pennsylvania Ave,  
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