



November 13, 2020

City of Lee's Summit
City Hall
220 SE Green Street
Lee's Summit, MO 64063

RE: Project Description: HYVEE LEE'S SUMMIT REMODEL
Project Address: 310 SW WARD ROAD LEE'S SUMMIT, MO 64081
Project Number: 62930547

The professional providing any particular response is identified in parenthesis at the end of the response.

Sara Lichti, Project Manager (BRR Architecture, Inc.-BRR): (913) 262-9054
sara.lichti@brrarch.com

Chris Langston, Project Manager (Henderson Engineers-HEI): (913) 742-5489
chris.langston@hendersonengineers.com

Building Safety Division – Plan Review – Joe Frogge.

Revised plans have been approved from Building Safety.

Licensed Contractors

1. *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 and an email address for the on-site contact.

RESPONSE: Joshua Thrap, Senior Project Manager, 515-201-3630,
joshua.thrap@hy-veeconstruction.com

2. *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.

RESPONSE:

Plumbing is between Western & MMC.

HVAC is between Marick, Western, & MMC.

Electric is between Apple Electric & Westhues

MEP contractors are currently still being selected. Selected contractors will be provided by the General Contractor listed in the response above prior to permit being issued.

Building Plan Review

1. *2018 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.*

Action required: Update code analysis to show correct construction type which is IIIB. (Unexpected, we know, but without confirmation that there is no combustible construction on the interior we need to stay with the IIIB)

RESPONSE: The construction type has been revised from Type-IIB to Type-IIIB. (BRR)

2. *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.*

Action required: Comment is for informational purposes.

RESPONSE: Acknowledged. (BRR)

3. *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.*

Action required: Comment is for informational purposes.

RESPONSE: Acknowledged. (BRR)

4. *ICC A117.1 Section 902.4 Height. The tops of dining surfaces and work surfaces shall be 28 inches minimum and 34 inches maximum in height above the floor.*

Action required: Work surface at soda fountains to be maximum 34" high. ref: 14/A3.9

RESPONSE: This has been revised. (BRR)

5. *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.)*

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

RESPONSE: This has been revised. (BRR)

6. *2018 IBC 603.1 Allowable Materials. Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3: (see code for specific examples and exceptions)*

Action required: Wood blocking in parapet walls and roof curbs only allowed if fire retardant treated. Update details on sheets A8.0 and H4.0.

RESPONSE: These details have been revised. (BRR)

7. *2017 NEC Article 110.26 (C) (2) Large Equipment. For equipment rated 1200 amperes or more and over 6 feet wide that contains overcurrent devices, switching devices, or control devices, there shall be one entrance to and egress from the required working space not less than 24" wide and 6'6" high at each end to*

the working space. A single entrance to and egress from the required working space shall be permitted where either of the conditions in 110.26(C)(2)(a) or (C)(2)(b) is met.

(a) *Unobstructed Egress.* Where the location permits a continuous and unobstructed way of egress travel, a single entrance to the working space shall be permitted.

(b) *Extra Working Space.* Where the depth of the working space is twice that required by 110.26(A)(1), a single entrance shall be permitted. It shall be located such that the distance from the equipment to the nearest edge of the entrance is not less than the minimum clear distance specified in Table 110.26(A)(1) for equipment operating at that voltage and in that condition.

110.26 (C)(3) *Personnel Doors.* Where equipment rated 800 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 25 feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic hardware.

Action suggested: Comment is for informational purposes as the electrical installations mentioned are existing. Please consider modifying doors in Electrical Room and Refrigerant Mezzanine such that they swing outward and are equipped with panic hardware.

RESPONSE: Electrical Room door contains existing panic hardware and swings outward.

Refrigerant Mezzanine does not have a door. Sheet A0.0 has been updated to reflect existing conditions. (BRR)

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, 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 PE stamped electronic shop drawings to mike.weissenbach@cityofls.net

Note: Space will need to be monitored throughout the construction phases.

RESPONSE: Fire alarm contractor to provide deferred submittal (HEI)

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 PE stamped electronic shop drawings to mike.weissenbach@cityofls.net

Note: Fire sprinkler system will need to be operational throughout the construction phases.

RESPONSE: Fire sprinkler contractor to provide deferred submittal (HEI)

3. 2018 IFC 901.5- *Installation acceptance testing.* Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

(Informational Purposes) Call (816)969-1300 to schedule testing. Testing will include Type 1 hood trip, hydrostatic, and alarm/waterflow.

RESPONSE: Fire suppression, fire sprinkler and fire alarm contractors to coordinate acceptance testing.

4. *Provide a temporary exiting plan for the different phases of construction.*

RESPONSE: Please see added Sheet A0.4A. (BRR)

Thank you for your timely review. I hope you find this response package to satisfactorily answer all your code comments. If there is anything further you need from us, please call me directly at the number below.

Sincerely,
Sara Lichti
Project Manager
BRR Architecture
913-262-9095
Sara.lichti@brrarch.com