



CADSTONE STUDIO

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Date 01/25/2021

Joe Frogge
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063
816-696-1200

RE: Summitwoods Crossing – White Box
1740 NW Chipman Road, Lee's Summit MO, 64081
Permit No: PRCOM20210199

Licensed Contractors Reviewed By: Joe Frogge

Rejected

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.

Response: A list of sub contractors will be provided by the General Contractor when one is selected.

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 and an email address for the on-site contact.

Response: When a General Contractor is selected they will provide the required information.

Building Plan Review Reviewed By: Joe Frogge Rejected

1. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment is for informational purposes.

Response: Noted

2. 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: Modify cover sheet to show correct IPC code year.

Response: Cover Sheet (Sheet 0cs1.00) has been corrected and clouded

3. 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.

Action required: Drinking fountain (or approved alternate) will be required for future tenant. Provide drinking fountain (or approved alternate) or request deferral to tenant finish permit.

Response: Sheet a0.1 noted that tenant will provide a refrigerated bottle water cooler in lieu of drinking fountain.

Fire Plan Review Reviewed By: Michael Weissenbach

Approved with Conditions

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)

Any modifications to the fire alarm system, provide electronic shop drawings to mike.weissenbach@cityofls.net

Response: Fire Protection drawings will be provided by fire sprinkler sub contractor under separate submittal indicating any modifications to existing system.

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)

Any modifications to the fire sprinkler system, provide electronic shop drawings to mike.weissenbach@cityofls.net

Response: Fire Protection drawings will be provided by fire sprinkler sub contractor under separate submittal indicating any modifications to existing system.

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.

Response: Noted

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

Sincerely,

Duane Hicks, R.A.

01/25/2021

