



February 16, 2021
2020155.27

Joe Frogge
Commercial Plan Review
Lee's Summit Missouri – Development Services
220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1200

Project: PetSuites – Lee's Summit, MO

Owner/
Applicant: T.M. Crowley & Associates
501 Pennsylvania Parkway
Indianapolis, IN 46280, Ste. 160
Contact: Craig W. Forgey
Email: cforgey@tmcrowley.com

Design
Professional: GPD Group, Inc.
520 South Main Street, Suite 2531
Akron, OH 44311

Dear Mr. Joe Frogge

GPD is in receipt of the Correction Letter dated (02.08.2021) for the above-referenced project. We are addressing each comment as follows:

Licensed Contractors, (Reviewed by Joe Frogge):

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: Requested general contractor information will be available mid-march when under contract.

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: Sub contractor information will be provided when selected.

Building Plan Review, (Reviewed by Joe Frogge):

1. 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 for informational purposes.

Response: Comment Acknowledged.

2. 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: Comment Acknowledged.

3. 2018 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

Response: Required Special Inspections are on Sheet S0.2. Special Inspections will be completed by Geotechnology, Inc. A letter will be provided and uploaded by the end of the week.

4. 2018 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Action required: Provide soils report to justify design assumption of soil

bearing capacity greater than 2,000psf.

Response: Soils report has been included with this submittal.

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 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)

Action required: Specify compliant materials at water closets and janitor's sink. If paint is used it must be epoxy based.

Response: Floor in Restrooms and Janitor's Closet are Polished Concrete throughout per Specifications Book, Division 3 Part 2 and Finish Schedule A.10.1.

Base in Restrooms to be CTB-1 – 6"X24" tile base per Finish Schedule A10.1.

Base in Janitor's Closet to be VB-1 – Vinyl Cover Base per Finish Schedule A10.1.

Paint in restrooms is to match the paint selection in the Specifications Book Division 9. 2 - Finish: K46W00151 - Pro Industrial PreCatalyzed Water based Semi-Gloss Epoxy Extra White. Epoxy paint has been called out within the Finish Notes on A10.1.

All wet room walls are called out to have FRP per schedule on A10.1.

The Janitor's Closet 109B has been revised to show FRP up to 8'-0" a.f.f. on sheet A10.1. Finish Schedule Remarks note 4 shows FRP to be shown at 48" and 8'-0" at closet locations.

Waterproof joints do not apply. All pet washing stations or tubs/sinks are not built in. Only stand-alone stations.

6. 2018 IMC 501.3.1 Location of exhaust outlets. The termination point of exhaust outlets and ducts discharging to the outdoors shall be located with the following minimum distances: (see code for items 1, 2, 4, & 5) 3. For all

environmental air exhaust: 3 feet from property lines; 3 feet from operable openings into building for all occupancies other than Group U, and 10 feet from mechanical air intakes. Such exhaust shall not be considered hazardous or noxious.

Action required: Modify plans to demonstrate that exhaust outlets are sufficiently distant from intakes.

Response: Added additional information to Sheet M1.0 to demonstrate compliance with IMC 501.3.1.

7. 2018 IPC 702.2 Underground building sanitary drainage and vent pipe. Underground building sanitary drainage and vent pipe shall conform to one of the standards listed in Table 702.2.

2018 IPC 605.4 Water distribution pipe. Water distribution pipe and tubing shall conform to NSF 61 and shall conform to one of the standards listed in Table 605.4. Hot water distribution pipe and tubing shall have a pressure rating of not less than 100 psi at 180 deg F.

Action required: Provide pipe material schedule. (include NG)

Response: Pipe material schedule has been provided on Sheet P1.0.

Fire Plan Review, (Reviewed by Michael Weissenbach):

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

Response: Fire Alarm Plans are a deferred submittal and will be provided by others prior to system installation.

2. 2018 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building

identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building , each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

(Verified At Inspection)

Response: Added key note 23 on elevation 1 on sheet A6.0. "Key Note 23. ADDRESS ABOVE DOOR MOUNTED ON CENTER PANE OF GLASS. ADDRESS TO BE 10"-12" VINYL CUT NUMBERS. COLOR: BLACK W/ WHITE OUTLINES AND A MINIMUM STROKE OF .5". "

3. 2018 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

(Action Required)

Order a Knoxbox from knoxbox.com. Placement to be made by the FDC.

Response: Added note G on Sheet A0.4. "G.C. TO INSTALL KNOX BOX PER LOCAL JURISDICTIONAL REQUIREMENTS. CAN BE SURFACE OR FLUSH MOUNT. THE KEY BOX SHALL BE OF AN APPROVED TYPE AND SHALL CONTAIN KEYS TO GAIN NECESSARY ACCESS AS REQUIRED BY THE FIRE CODE OFFICIAL. ORDER A KNOXBOX FROM KNOXBOX.COM.


Added designated placement of Knoxbox on the plan at both entryways.

4. 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

Response: Fire Protection Plans are a deferred submittal and will be provided by others prior to system installation.

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5. 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: Comment Acknowledged.

GPD feels that each comment has been addressed to meet your requirements. If you require any additional information or have any questions, please contact me at 614-859-1634 or email at akolesar@gpdgroup.com.

Sincerely,

GPD GROUP INC.
Alexander Kolesar
Project Designer