



4/22/21

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

**RE: Lee's Summit Animal Hospital – inside New Petsuites Building
250 NW McNary Ct, Lee's Summit, MO 64086
Permit number PRCOM20211647**

Dear Mr. Frogge:

Please find below and accompanying this letter the responses to your review comment letter dated 4/12/21 for the above referenced project. Any changes have been clouded.

LICENSED CONTRACTORS

1. The general contractor selected to construct the build out of this space will be licensed per Chapter 28 of the Lee's Summit Code of Ordinances. The contractor name and email address will be provided once they are selected.
2. The MEP contractors' names will be provided once they are selected.

BUILDING PLAN REVIEW

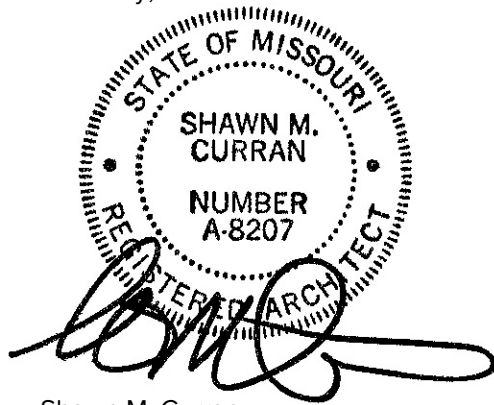
1. No response required
2. See accompanying documents for structural engineering report for roof mounted/supported equipment. This information has been prepared by the same structural engineer who engineered the overall building.
3. Refer to sheet A101, keynote 4, and A801 Finish schedule-room 127 "HALL". The mop sink has fiberglass reinforced plastic (FRP) on the walls adjacent to the sink up 48" AFF and extending 2' min. past the edge of the sink.
4. Refer to accompanying response letter from MEP engineer and accompanying drawings.
5. Refer to accompanying response letter from MEP engineer and accompanying drawings.
6. Refer to accompanying drawings for requested revisions, sheet A601, M003 and M101.

FIRE PLAN REVIEW

1. Fire alarm drawings will be prepared and submitted separately by a NICET certified designer per NFPA requirements.
2. Refer to accompanying drawings for signage added to x-ray and tank rooms, sheet A101, keynotes 19 and 20.
3. Any modifications to the fire sprinkler system will be prepared and submitted separately by a certified design-build fire suppression contractor in compliance with NFPA 13.
4. No response required
5. The tank room will accommodate (7) M122 oxygen tanks, each with 122 C.F. of oxygen for a total of 854 C.F. The perimeter walls of this room are 1 hour rated (wall type W4), and the door is 1 hour rated as well. Refer to accompanying drawings A001, A101, and A601.

Please let me know if you have any additional questions.

Sincerely,



Shawn M. Curran
President

CURRAN ARCHITECTURE



April 23, 2021

Joe Frogge
250 NW McNary Ct.
Lee's Summit, MO

Re: Lee's Summit Animal Hospital
Lee's Summit, MO
Response to Permit No. PRCOM20211647

Dear Mr. Joe Frogge:

Please accept the following responses to the attached Conditions to the Permit referenced above. By not responding to our comments and/or by issuing permit we reasonably assume you are in agreement to our explanations.

Building

1. 2018 IMC 801.2 General. Every fuel-burning appliance shall discharge the products of combustion to a vent, factory-built chimney or masonry chimney, except for appliances vented in accordance with Section 804. The chimney or vent shall be designed for the type of appliance being ventilated. (see code for exception)

Action required: Provide complete design for water heater combustion air and ventilation systems.

Response

Water heater vent and combustion air system has been indicated on Drawing P102 sanitary plan.

2. 2017 NEC Article 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (10) shall have ground-fault circuit-interrupter protection for personnel.
 - Bathrooms
 - Kitchens
 - Rooftops
 - Outdoors
 - Sinks - where receptacles are installed within 6 feet of the outside edge of the sink.
 - Indoor wet locations
 - Locker rooms with associated showering facilities
 - Garages, service bays, and similar areas other than vehicle exhibition halls and showrooms.
 - Crawl spaces – at or below grade level.
 - Unfinished portions or areas of the basement not intended as habitable rooms. (refer to code for exceptions)

Action required: Modify drawings to show that all receptacles within 6' of a sink will be GFCI protected.

Response

Will comply, drawings E002 and E102 have been revised to reflect GFI receptacles or breakers for receptacles within 6' of a sink.

3. 2018 427.2.2 One-hour interior room. One-hour interior room. Where an exterior wall cannot be provided for the room, a 1-hour interior room or enclosure shall be provided and separated from the remainder of the building by fire barriers

constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both, with a fire-resistance rating of not less than 1 hour. Openings between the room or enclosure and interior spaces shall be provided with self-closing smoke- and draft-control assemblies having a fire protection rating of not less than 1 hour. An automatic sprinkler system shall be installed within the room. The room shall be exhausted through a duct to the exterior. Supply and exhaust ducts shall be enclosed in a 1-hour rated shaft enclosure from the room to the exterior. Approved mechanical ventilation shall comply with the International Mechanical Code and be provided with a minimum rate of 1 cubic foot per minute per square foot of the area of the room.

Modify designs at Tank Room 126A to include the following:

- Door must be smoke/draft controlled.
- Door must be 1 hour fire rated.
- Provide complete ventilation design per IMC510.6.

Response

Please refer to updated Drawings M003 and M101 for exhaust fan schedule and exhaust system design.

Fire

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

Response

Fire alarm designer to submit drawings.

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

Response

To be addressed by architect. Fire protection is not in the MEP project scope.



Thank you very much for your assistance. Should you have any questions on the enclosed information, please do not hesitate to contact me.

Very truly yours,

TES Engineering

Nick Gingerich, PE