



FINKLE +
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ARCHITECTURE

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October 28th, 2019

RECEIVED

NOV 04 2019

Development Services


Joe Frogge
Plans Examiner
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

Re: Paragon Star Building 2 Shell - Permit Review Comments

Dear Mr. Frogge,

Please see the following responses to the plan review comments, dated September 26th, 2019, for the above referenced project:

Licensed Contractors Review Comments (Reviewed by Joe Frogge)


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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.

RESPONSE: General Contractor:



Fogel Anderson
1212 East Eight Street
Kansas City, MO 64106
Contact: Dennis O'Grady

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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: MEP Contractors will be submitted prior to picking up permit.

Building Plan Review (Reviewed by Joe Frogge)

- 1. The building permit for this project can not be issued until the Codes Administration Department has received the approved Final Development Plan from the Planning and Development Department.

Action required: Comment is for informational purposes.

RESPONSE: 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: Acknowledged

- 3. 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.

Action required: Comment is for informational purposes.

RESPONSE: Acknowledged

- 4. 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. Contact the Lee's Summit Codes Administration.


Action required: Comment is for informational purposes.

RESPONSE: Acknowledged

- 5. 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.


Action required: Comment is for informational purposes.

RESPONSE: Acknowledged

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6. 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: BSE will provide letter for required special inspections. Contractor will follow up once special inspector is selected.

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7. 2012 IBC 501.2 – Premises identification. New and existing buildings shall have approved numbers or letters. Each character shall not be less than 3 inches high with a minimum stroke width of 0.5 inch. They should be installed on a contrasting background and be plainly legible and visible from the street or road fronting the property. When required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers and letters shall be Arabic numbers or alphabetical letters. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address numbers shall be maintained. In multi-tenant commercial buildings where tenants have multiple entrances located on different sides of the building, each door shall be addressed. Address characters shall be capable of being illuminated by an internal or external lighting source.

Action required: Comment is for informational purposes. An address for this building has not yet been assigned.

RESPONSE: Acknowledged.

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8. 2018 IBC 713.4 Fire-Resistance rating. Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more, and not less than 1 hour where connecting less than four stories. The number of stories connected by the shaft enclosure shall include any basements but not any mezzanines. Shaft enclosures shall be a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours. Shaft enclosures shall meet the requirements of Section 703.2.1.

Action required: Shaft walls must be 1 hour rated.

RESPONSE: Drawings have been revised to show 1-hour rated shaft walls at shaft enclosures. The (3)

stairways in this building are considered "Exit Access Stairways" per IBC 2018 Section 1019 and do not require shaft enclosure per 1019.3 #1.



2018 IBC 602.2 Types I and II. Types I and II construction are those types of construction in which the building elements listed in Table 601 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code.

Action required: Wood is not allowed in roof and/or parapet assemblies unless it is fire retardant treated. Modify relevant notes and details.

RESPONSE: All wood blocking and/or sheathing is to be fire retardant treated. Notes have been added/revised to call out FRT blocking at roof and parapet locations.



9. ICC A117.1-2017 Section 307.4 Vertical Clearance. Vertical clearance shall be 80 inches minimum. Rails or other barriers shall be provided where the vertical clearance is less than 80 inches. The leading edge of such rails or barrier shall be located 27 inches maximum above the floor. (see code for exception)

Action required: Provide barriers beneath stairs.

RESPONSE: A6.00s sheets have been revised to provide the required 'cane detection' barriers underneath the stairs.



10. 2018 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. Permanent ladders installed to provide the required access shall comply with the following minimum design criteria:
- a. The side railing shall extend above the parapet or roof edge not less than 30" (see code section for additional construction requirements)

Action required: Provide roof hatch details to verify compliance.

RESPONSE: Roof hatch details have been added to sheet A3.05, including a safety rail extension.



11. 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 verify compliance.

RESPONSE: Geotechnical report is attached.

✓ 12. Unified Development Ordinance Article 8, Section 8.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: All mechanical equipment (including condensing units) must be behind screening.

RESPONSE: Condensing Units have been moved inside screening. Refer to sheets M201.1 and M201.2.

✓ 13. 2017 NEC Article 230.2 (E) Identification. Where a building or structure is supplied by more than one service, or any combination of branch circuits, feeders, and services, a permanent plaque or directory shall be installed at each service disconnect location denoting all other services, feeders, and branch circuits supplying that building or structure and the area served by each. See 225.37.

Action required: Specify electric service signage to verify compliance.

RESPONSE: Keynote added to plans to instruct contractor to provide plaque for each service disconnect location indicating all information required. Refer to sheet E301.

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 three sets of PE stamped shop drawings for the fire alarm system.

RESPONSE: Fire protection shop drawings (fire alarm and fire sprinkler) will be a deferred submittal.

The shop drawings will be prepared and submitted by the awarded contractor and shall be compliant with NFPA 72. The fire protection drawings included with the construction documents will be in accordance

with IFC Section 907.1.1.

2. 2018 IFC 403.11.1.5 - Tenant identification. Each occupied tenant space provided with a secondary exit to the exterior or exit corridor shall be provided with tenant identification by business name and/or address. Letters and numbers shall be posted on the corridor side of the door, be plainly legible and shall contrast with their background.

Action Required: Informational Purposes

RESPONSE: Acknowledged.

3. 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).

Action Required: Verified At Inspection

RESPONSE: Acknowledged.

4. 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: Provide a Knox Box on the exterior of the building by the FDC. It can be ordered on Knoxbox.com

RESPONSE: Knox box has been noted on North elevation 1/A4.02 and FA101.2 near the Fire Riser Room.

5. 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 three sets of PE stamped shop drawings for the fire sprinkler system. Class 1 standpipes required. 4 inch storz connection for the FDC.

RESPONSE: Fire protection shop drawings (fire alarm and fire sprinkler) will be a deferred submittal. The shop drawings will be prepared and submitted by the awarded contractor and shall be compliant with NFPA 72. The fire protection drawings included with the construction documents will be in accordance with IFC Section 907.1.1.

6. 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.

Action Required: Informational Purposes. Call (816)969-1300 to schedule testing. Testing must be complete before a final can be scheduled.

RESPONSE: Acknowledged. Acceptance testing will be coordinated with the fire code official.

7. Action Required: Provide a fire hydrant within 100 feet of the FDC.

RESPONSE: Code Site Plan has been updated to show hydrant within 100' of FDC.

8. 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: Provide an elevator Knox Box. Knox box to be mounted by the elevators on the first floor. Order at Knoxbox.com

RESPONSE: An Elevator Knox Box has been included at the first floor elevator landing, refer to detail 5/A2.11.

9. 2018 IFC 907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

Action required: Duct detection required with CFM over 2000.

RESPONSE: Duct smoke detectors will be provided on the return side of all air handling equipment with an airflow greater than 2,000 CFM.

10. 2018 IFC 1010.1.9 Door operations. Except as specifically permitted by this section, egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

Action Required: Verified At Inspection

RESPONSE: Acknowledged

Sincerely,

A handwritten signature in blue ink that reads "Ellen Foster". The signature is fluid and cursive, with a horizontal line extending from the end of the name.

Ellen Foster, AIA

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Finkle + Williams Architecture

