

May 24, 2021

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

Attn: Development Services / Joe Frogge / Michael Weissenbach

Re: **PRCOM20212570** – #2 Ventures; 840 SW Blue Parkway

Following is a list of responses to review comments, provided on Friday, May 21, 2021 from the Building and Fire Plan Review.

RESPONSES:

The following staff comments were provided:

Building Plan Review

1. Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects – Board Rules, Division 2030 – Chapter 3, 20 CSR 2030-3.060 Licensees Seal Documents must bear design professionals original seal with signature and date. (relevant portion paraphrased – reference original document for additional information)

Action required: All drawings are to bear dated seal and signature from architect/engineer of record. Also, remove "not for construction" from title block.

Please refer to engineer's response.

2. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Update project synopsis to show that building is not sprinklered or provide verification that building truly is sprinklered.

Please refer to sheet A1.0 for corrected project synopsis showing the building is not sprinklered, including the allowable building area for a non-sprinklered building.

3. 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.) Showers. (see code for details)

Waterproof joints. (see code for details)

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

Please refer to sheet A1.0 construction note #9 indicating standard fiber reinforced panel shall be provided at the mop sink.

4. 2018 IMC 602.2.1 Materials within plenums. Except as required by Sections 602.2.1.1 through 602.2.1.5, materials within plenums shall be noncombustible or shall be listed and labeled as having a flame spread index of not more than 25 and a smoke-developed index of not more than 50 when tested in accordance with ASTM E84 or UL 723. (see code section for exceptions)

Action required: Comment is for informational purposes. PVC not allowed in plenum. (unable to verify as there are not mechanical designs) To be field verified.

Please refer to engineer's response.

Fire Plan Review

1. No PE stamp on plans
Please refer to engineer's response.
2. 840 SW Blue Pkwy is non-sprinkled. Plans indicate suppression.
Please refer to sheet A1.0 for corrected project synopsis showing the building is not sprinklered, including the allowable building area for a non-sprinklered building.
3. Show emergency/exit lighting
Please refer to engineer's response.

If there are any questions or clarifications required for this submittal, please do not hesitate to contact my office.

Sincerely,



Karen M. Oppliger, RA
Davidson Architecture & Engineering

