



June 2, 2021

City of Lee's Summit
Development Services Department

RE: **Response to Plan Review Comments**
Vogue Condos, # PRCOM20212445

Below you will find our combined responses to your review comments.

Licensed Contractors
Reviewer: 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 – General Contractor information listed below.

HL Restoration
7700 Wedd Street, Suite 500
Overland Park, Kansas 66204
Kylan Moore – kylanm@hlrestoration.com

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 name of licensed electrical contractor.

Response – The contract work currently does not include electrical, mechanical or plumbing work. Related electrical work will be under a separate contract and in compliance with the City ordinances. A deferred submittal will be provided.

Building Plan Review

Reviewer: Joe Frogge

1. An exterior renovation permit is required for all exterior work in the Downtown Core Area when the Article 8 design standards of the UDO apply, but the preliminary and final development plan review processes of Article 5 do not apply. Please provide a completed exterior renovation permit application and necessary documentation as required by the UDO.

Action required: Comment is for informational purposes.

Response – Acknowledged. Permit application is executed and has been submitted.

Fire Plan Review

Reviewer: 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. (Informational Purposes)

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

Response – No modifications to the fire alarm systems or components are known or part of the contract work.

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. (Informational Purposes)

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

Response – No modifications to the fire sprinkler system or components are part of the project work.

3. 2018 IFC 903.1.2.1 Balconies and Decks.
(Action Required)
Provide sprinkler protection under the canopies.

Response – Owner has now decided to eliminate canopies. The only scope under these documents includes Marquee and painting.
Thus, no modifications to the fire sprinkler protection system are part of this project work.

Best Regards,

A handwritten signature in black ink, appearing to read "Jason Pecs".

Jason Pecs
Associate
Collins | Webb Architecture