



Corp. Tax I.D. No. 83-3432466  
Ph: (816)726-1513 , (816)398-3630

August 10, 2021  
File No.: 2021051  
Permit No.: PRCOM20213473

Subject: Comment Response Letter for the tenant finish located at 310 S.W. Blue Parkway

Dear Mr. Frogge,

Below you will find the individual comments per the City of Lee's Summit and responses and their corrective actions.

Licensed Contractors:

1. Comment :: Lee's Summit Code of Ordinance, Section 7-130.4 – Business License.
  - 1.1. Response :: Acknowledged, deferred to Grains & Taps.

Building Plan Review:

2. Comment :: 2018 IBC 1103.1 Where required. Sites, buildings, structures, facilities, elements, and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.
  - 2.1. Response :: Staff restroom has been eliminated.
3. Comment :: For the health department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division at (816) 847-7070.
  - 3.1. Response :: Acknowledged.
4. Comment :: For the Health Department inspection, contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070.
  - 4.1. Response :: Acknowledged.
5. Comment :: 2018 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5.
  - 5.1. Response :: All drawings have been modified to reflect construction type II-B.
6. Comment :: 2018 IBC 1006.2.1 Egress based on occupant load and common path of egress travel distance.
  - 6.1. Response :: The drawings have been modified for an egress path of travel for a second exit from the space.
7. Comment :: 2018 IBC 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout stories containing group A-2 occupancies and throughout all stories from the group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists.
  - 7.1. Response :: An automatic fire sprinkler is not required. The fire area is less than 5,000 square feet, the occupant load is less than 100, and the fire area is located all on the same level.
8. Comment :: 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.
  - 8.1. Response :: Drawing P-2 has been modified with a note for compliance with 2018 IBC 1209.2.

9. Comment :: 2018 IBC 2902.3 Employee and public toilet facilities. For structures and tenant spaces intended for public utilization, customers, patrons and visitors shall be provided with public toilet facilities. Employees associated with structures and tenant spaces shall be provided with toilet facilities.  
9.1. Response :: All drawings have been modified to reflect the removal of the staff restroom.
10. Comment :: 2018 IBC 2902.3.2 Prohibited toilet room location. Toilet rooms shall not open directly into a room used for the preparation of food for service to the public.  
10.1. Response :: All drawings have been modified to reflect the removal of the staff restroom.
11. Comment :: 2018 IBC 603.1 Allowable Materials. Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3.  
11.1. Response :: All wood framing members have been replaced with steel framing members.
12. Comment :: 2018 IBC 1609.1 Applications. Buildings, structures and parts thereof shall be designed to withstand the minimum wind loads prescribed herein.  
12.1. Response :: Acknowledged.
13. Comment :: 2018 IFGC 501.2 General. Every appliance shall discharge the products of combustion to the outdoors, except for appliances exempted by Section 501.8.  
13.1. Response :: Drawing M-1 has been modified to reflect the Rinnai concentric vent/exhaust kit for the new tankless water heater on the north wall. The other water heater is existing and electric.
14. Comment :: 2018 IBC Exit Signs 1013.1 Where Required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel.  
14.1. Response :: Exit signs have been added to drawings for clarification.
15. Comment :: 2018 IBC 1008.3 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.  
15.1. Response :: Drawing E-1 has been modified to reflect the required egress illumination and it's locations.
16. Comment :: ICC A117.1 Section 404.2.3.2 Swinging Doors and gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.3.2.  
16.1. Response :: The office has been modified to have access through the Merchandise Area.

Fire Plan Review:

17. Comment :: 2018 IFC 1004.3- Posting of occupant load.  
17.1. Response :: Acknowledged, deferred to Grains & Taps.
18. Comment :: Add additional exit in assembly area. Occupant load over 50.  
18.1. Response :: Drawings have been modified to reflect a second exit location.
19. Comment :: Provide documentation that the space meets the fire area requirements.  
19.1. Response :: Separation walls have been documented on the drawings as well as square footages, exit signage and locations, etc.
20. Comment :: 2018 IFC 1008.1 Illumination required.  
20.1. Response :: Drawing E-1 has been modified to reflect the required egress illumination and it's locations.

After review of this information, please contact at your convenience for any further clarification.

Sincerely,

Mac Lamken  
Restoration Perspective

MDL/sdh