



September 3, 2021

Joe Frogge  
City of Lee's Summit  
220 SE Green St.  
Lee's Summit, MO 64063

Re: Project: Lakewood Orthodontics  
1399 NE Douglas St, Lee's Summit, MO 64086  
Permit: PRCOM20214290

Dear Joe,

We are in receipt of City review comments received via email on 08/24/21. Listed below are the City comments in **bold** along with our responses in *italics*.

#### Licensed Contractors

**1. 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. (Magnum not currently licensed.)**

*We are in the process of getting Magnum licensed per city standards.*

#### Building Plan Review

**1. 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.**

**Action required: Minimum 18" required at latch side of door #112 between Hall and Waiting.**

*Understood and will comply, refer to attached and noted sheet A1.1*

**2. "2018 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official.**

**Action required: Provide verification that either the weight of new roof top equipment is less than or equal to original equipment being replaced or provide engineer's report to verify that existing roof structure will support additional load."**

*RTU-2,3,4,& 5 are existing to remain and RTU-1 is replacing existing unit. Per manufacturer the existing rooftop unit has a net weight of 712 lbs. and the new smaller tonnage unit is 634 lbs.. Refer to provided manufacturer data for weight confirmation.*

**3. 2018 IPC 608.17.9 Dental pumping equipment. The water supply connection to each dental pumping equipment system, the water supply system shall be protected against backflow in accordance with Section 608.14.1, 608.14.2, 608.14.5,608.14.6 or 608.14.8.**

**Action required: Modify designs to demonstrate how water supply is protected from backflow as well as showing how cross contamination is avoided at chairs.**

*Added plan note P25 to Sheet P1.0 that indicates to provide atmospheric vacuum breaker at each chair water connection. This should protect cross contamination between each chairs and the rest of the domestic water system.*

**4. 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. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit of the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. (see code section for exceptions)**

**Action required: Provide exit sign at front double doors.**

*Exit sign has been added to front double doors. Reference revised Sheet E2.0.*

**5. 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.1008.3.1 General. In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:**

**1. Aisles.**

**2. Corridors.**

**3. Exit access stairways and ramps.**

**1008.3.2 Buildings. In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:**

**1. Interior exit access stairways and ramps.**

**2. Interior and exterior exit stairways and ramps.**

**3. Exit passageways.**

**4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.1.**

**5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge. 1008.3.3 Rooms and Spaces. In the event of power supply failure an emergency electrical system shall automatically illuminate all of the following areas:**

- 1. Electrical equipment rooms.**
- 2. Fire command centers.**
- 3. Fire pump rooms.**
- 4. Generator rooms.**
- 5. Public restrooms with an area greater than 300 square feet.**

**Action required: Provide emergency lighting at exterior side of exits.**

*Exterior emergency lighting has been added to exits. Reference Revised Sheet E2.0 and Light Fixture Schedule on Sheet E3.1.*

#### Fire Plan Review

- 1. 2018 IFC 407.3- Identification. Individual containers of hazardous materials, cartons or packages shall be marked or labeled in accordance with applicable federal regulations. Buildings, rooms and spaces containing hazardous materials shall be identified by hazard warning signs in accordance with Section 5003.5. (Verified At Inspection) Provide labeling for the x-ray area.**  
*Understood and will comply.*
- 2. 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). (Verified At Inspection)**  
*Understood and will move forward with the process of adding a new approved address number for additional tenant.*
- 3. 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) Provide duct detection for all RTU's over 2000 CFM.**  
*Duct smoke detectors are indicated on Sheet E1.0 (Keynote E07).*
- 4. 2018 IFC 1008.1 Illumination required. The means of egress, shall be illuminated at all times the building space served by the means of egress is occupied. (Action Required) Provide exterior emergency lighting at the exits.**  
*Exterior emergency lighting has been added to exits. Reference Revised Sheet E2.0 and Light Fixture Schedule on Sheet E3.1.*

This concludes our response to your comments. Please feel free to contact our office with any additional questions or concerns.

Best regards,

A handwritten signature in black ink, appearing to read 'Kevin Campbell', with a stylized flourish at the end.

Kevin Campbell

Attachments; Sheet A1.1- Rev01  
Sheet P1.0- Rev01  
Sheet E2.0- Rev01  
Sheet E3.1- Rev01  
Existing RTU's Data Sheet  
New RTU's Data Sheet

## Existing 5-Ton RTU to be Removed

### WEIGHT DATA

Model Number	Net				Shipping			
	Base		Max.		Base		Max.	
	lbs.	kg	lbs.	kg	lbs.	kg	lbs.	kg
KGA036	534	242	634	288	594	269	703	319
KGA048	571	258	682	309	631	286	751	341
KGA060	601	273	712	323	661	300	781	354
KGA072	649	294	813	369	690	313	854	387
KGA090	783	355	883	401	843	382	953	432

Base Unit - The unit with standard heat exchanger NO OPTIONS.

Max. Unit - The unit with ALL OPTIONS Installed. (High Input Heat Exchanger, Economizer, etc.)

### OPTIONS / ACCESSORIES

	Shipping Weights		
	lbs.	kg	
<b>ECONOMIZER / OUTDOOR AIR / EXHAUST</b>			
<b>Economizer</b>			
Economizer - Includes Barometric Relief Dampers and Exhaust Hood	131	59	
<b>Outdoor Air Dampers</b>			
Motorized	40	18	
Manual	30	14	
<b>Power Exhaust</b>			
Standard Static	35	16	
<b>GAS HEAT</b>			
Medium Heat (adder over standard heat)	8	4	
High Heat (adder over standard heat)	19	9	
<b>ROOF CURBS</b>			
<b>Hybrid Roof Curbs, Downflow</b>			
8 in. height	50	23	
14 in. height	70	32	
18 in. height	80	36	
24 in. height	100	45	
<b>Hybrid Curbs, Full Perimeter, Downflow</b>			
8 in. height	57	26	
14 in. height	60	27	
18 in. height	91	41	
24 in. height	114	52	
<b>Adjustable Pitch Curb, Downflow</b>			
14 in. height	113	51	
<b>CEILING DIFFUSERS</b>			
Step-Down	RTD9-65S	80	36
	RTD11-95S	118	54
Flush	FD9-65S	80	36
	FD11-95S	118	54
Transitions (Supply and Return)	T1TRAN10AN1	22	10
	T1TRAN20N-1	21	10

## New 3-Ton RTU to Replace Existing 5-Ton RTU

### WEIGHT DATA

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