

Attn: Joe Frogge
Lee's Summit Development Services
220 SE Green St
Lee's Summit, MO
64063
816.969.1200

Date: September 27, 2021
Re: PetPeople
940 NW Pryor Rd Unit J
Lee's Summit, MO 64081
Permit # PRCOM20214329

Job #: 18894
From: Stacey O'Guinn ext 226

This letter is in response to the comments letter dated August 25, 2021. Responses noted below

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: GC to provide at permit issuance

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: GC to provide at permit issuance

3. 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: GC to provide at permit issuance

4. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: This suite has been designated as "J" with the entire address being 940 NW Pryor Rd, Unit:J. Please update your records and inform your client.

Response: Updated on drawings cover sheet and title block

5. All plans submitted for review on or after April 1, 2019 shall be designed to the requirements of the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Fire Code, 2017 National Electric Code and the ICC/ANSI A117.1-2009 as amended and adopted by the City of Lee's Summit.

Action required: Update cover sheet with correct code references.

Response: Updated on Cover sheet. Clouded delta 2

6. 2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code.

Action required: Provide drinking fountain.

Response: Refer to floor plan and plumbing plans for addition of drinking fountain. Clouded delta 2

7. 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.) 1209.2.3 Showers. (see code for details) 1209.2.4 Waterproof joints. (see code for details)

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

Response: Refer to A2.0 for elevations of mop sink and rest rooms showing FRP panel to 48" a.f.f.

8. 2018 IMC 502.1 General. An exhaust system shall be provided, maintained and operated as specifically required by this section and for all occupied areas where machines, vats, tanks, furnaces, forges, salamanders and other appliances, equipment and processes in such areas produce or throw off dust or particles sufficiently light to float in the air, or emit heat, odors, fumes, spray, gas or smoke in such quantities so as to be irritating or injurious to health or safety.

Action required: Provide exhaust air at both dog wash rooms.

Response: Wall between dog wash stations is a partial height wall. Thus, exhaust grille shown on drawings serves both dog wash rooms.

9. Inadequate information to complete review.

Action required: Provide plumbing pipe material schedule.

Response: Pipe material schedule added to P2.0, clouded delta 2.

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. (or verification of existing)

Response: Refer to E1.0, clouded with delta 2.

10. 2018 IBC 1109.12.3 Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

Action required: Point of sale to be accessible. To be field verified.

Response: field verification

Fire Plan Review Reviewed By: Michael Weissenbach Rejected

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)

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

Response: GC shall submit sprinkler and fire alarm drawings for review as part of a deferred submittal

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)

Provide address on the exterior exit doors.

Response: refer to notes on A1.0 for address to be placed on front and rear door. To be coordinated with approved building standards

3. 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)

Any modifications to the fire sprinkler system, provide PE stamped electronic shop drawings to

mike.weissenbach@cityofls.net

Response: GC shall submit sprinkler and fire alarm drawings for review as part of a deferred submittal

4. 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.

(Informational Purposes)

Call (816)969-1300 to schedule testing.

5. (Action Required)

2018 IFC 504.2

Provide signage on the doors not being used as an entrance/exit. "DOOR BLOCKED"

Response: Refer to Sheet A1.0 for sign to be placed at door indicating door blocked. Clouded with delta 2.

6. 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.

(Verified At Inspection)

If not existing, provide exterior emergency lighting.

Response: Refer to E1.0, clouded with delta 2.

Additional drawing revisions due to internal/client review:

P1.0

- **Added Coded Notes 11 and 12**
- **Revised Plumbing General Note M**
- **Revised pipe routing and equipment locations on floor plan**

P2.0

- **Revised pipe routing and equipment locations on riser diagrams**
- **Revised TD-1 in Plumbing Fixture Connection Schedule**
- **Revised details 1/P2.0 and 2/P2.0.**

M1.0

- **Revised Coded Notes 3,10,14,15,18,19,20,21**
- **Revised floor plan including equipment locations and associated ductwork. Added EF-3, removed motor operated dampers.**

M2.0

- **Revised detail 1/M2.0**
- **Added EF-3 to Exhaust Fan Schedule**