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ARCHITECTS/PLANNERS

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City of Lee's Summit  
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Re: **KCUC**  
#PRCOM20215365

Dear Joe:

Please find the following responses, with applicable attachments, to the comments supplied on the building permit submittal for the KCUC.

**Licensed Contractors:**

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: **The general contract is Jayger Construction, LLC, the owner and the contact is Brian Harris, [brian@jaygerllc.com](mailto:brian@jaygerllc.com). They have a Class A license #2021-3557.**

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:

**Plumbing: QuesTec Plumbing**  
**Electrical and HVAC: BCI Mechanical, Inc.**

**Building Plan Review:**

1. 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. the building elements shall have a fire-resistance rating not less than that specified in Table 601

and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

Action required: Building type is 5B. Update Code Data Chart.

Response: **Noted, Code Data Chart on sheet G-101 has been updated per IBC Chart 601 Type VB construction does not require fire-resistance ratings for building elements all items listed are "0".**

2. ICC A117.1 Section 604.3.1 Clearance Width. Clearance around a water closet shall be 60 inches minimum in width, measured perpendicular from the sidewall.

Action required: Provide minimum 60" behind all water closets. Staff WC 116 not compliant as shown. (This room also needs turning space)

Response: **Noted, this room is labeled incorrectly in the Door Schedule A-601 and Finish Schedule A-602 and A-101 which has been corrected and labeled WC 116 as it is labeled on A-102.**

**This restroom is not ADA compliant but per IBC 2018 section 1109.2, Exception #3:**

*Where multiple single-user toilet rooms or bathing rooms are clustered at a single location, at least 50 percent but not less than one room for each use at each cluster shall be accessible.*

**All other (3) restrooms do meet ADA requirements. A sign to be placed on the door noted on A-602 GENERAL ROOM FINISH NOTES (M) of the finish schedule and note # on A-101 and note # on A-102 stating: This is not an ADA compliant door or restroom please see all other restrooms labeled as WC for this use.**

3. 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: Provide minimum 18" clearance at latch side of doors.

Response: **Noted, door 116 is the only door not meeting this requirement and per item above this door will have a sign posted noting that this door and room are not ADA compliant per the finish schedule A-602 GENERAL ROOM FINISH NOTES (M) and Keyed note #4. on A-102.**

4. Retaining walls 48" and taller are required to have complete engineered design.

Action required: Provide complete design for retaining wall or request deferral.

Response: **Noted, proposed exposed retaining wall construction is under 48" at 3'7-5/8". Therefore, no other action is required.**

5. 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.)

Action required: Specify compliant wall finish materials at walls adjacent to water closets. If paint is used it must be epoxy based.

Response: **Noted, Finish Schedule A-602 has been updated as well as A-401 and A-402.**

6. Clarification required. What walls are fire rated (and why)? Demo plan doesn't match new work at mechanical room. Doors 120 & 120A may be backwards in schedule? How is Mech Room 120 to be used?

Action required: Clarify.

Response: **Noted, the demising wall between the 2 new tenant spaces is a 1 hour rated wall per G-101 Code Review, Wall Type B. All other walls are not required to be rated per IBC Section 601 – Table 601: Construction Type VB.**

**The Demo plan has been updated to match existing. 120 Mechanical Room is the existing Mechanical room and will continue to work in that capacity. This is a shared Mechanical Room between the two tenants. The sprinklers, It, HVAC and electrical is located in this space. 120A is the Mechanical Vestibule that links both tenants to the 120 Mechanical Room.**

#### **Fire Plan Review:**

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@cityofls.net

Response: **Noted, Fire Alarm and Fire Protection System is part of a deferred submittal.**

2. 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)

Response: **Noted and agree.**

3. 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)

Response: **Noted and agree. The address numbers will be 4 inches or higher and .5 inch or wider of stroke and posted above entry door 100 A on sheet A-101.**

4. 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](mailto:mike.weissenbach@cityofls.net)

Response: **Noted and agree. Fire Alarm and Fire Protection System is part of a deferred submittal.**

5. 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.

Response: **Noted and agree. Fire Alarm and Fire Protection System is part of a deferred submittal.**

If there are any questions and/or comments regarding this information, please feel free to contact me. I hope that these responses will help expedite our approval for building permit.

Sincerely,



Thomas R. Nolte, Architect  
Nolte & Associates, P.A.

**Updated Plan Sheet Attached:**

**G-101 Code Review**

**Ad-101 Demo Plan**

**A-101 Floor Plan**

**A-102 Enlarged Floor Plan**

**A-401 Interior Elevations**

**A-402 Interior Elevations**

**A-601 Door Schedule**

**A-602 Finish Schedule**