



NOLTE & ASSOCIATES, P.A.  
ARCHITECTS/PLANNERS

October 28, 2021

Joe Frogge | Plans Examiner  
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Lee's Summit, MO 64063  
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Re: **KCUC – 451 NW Murray Road**  
**Permit No: PRCOM20215365**  
**Parcel Number: 62110051300000000**

Dear Joe:

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

**Fire Plan Review: Reviewed by Michael Weissenbach - Approved with Conditions**

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

Response: **Agreed, fire alarm system shall be submitted prior to installation.**

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: **Agreed, identification will be provided in accordance with federal regulations.**

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 as shown 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: **Agreed, fire protection systems contractor will supply required information for review and approval.**

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: **Agreed, installation testing will be handled by installing firm and will notify fire code officials in advance.**

#### **Building Plan Review: Reviewed by Joe Frogge - Rejected**

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. 10/27/28 - Most doors still not compliant. See ICC/ANSI Fig. 404.2.3.2 - detail (a) for front approach, pull side. (agreed that door in non-accessible restroom meets exception)

Response: **Agreed, see updated drawing A-101.**

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

Action required: Provide complete design for retaining wall or request deferral. Per local ordinance retaining wall height is measured from bottom of footing to top of wall. (section 7-128, Item A/1)

Response: **See updated sidewalk retaining section #4 on sheet A-101. Note: concrete block retaining wall sits on top of slab therefore it is only 3'-7" in height which is less than 4'-0".**

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.

10/27/21 - walls next to water closets still have PT-1 designation.

Response: **Per A-602 all non-tiled walls are to have PT-1A in water closets. A-401 has been updated to reflect this as well.**

**Licensed Contractors: Reviewed by Joe Frogge - Rejected**

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.

10/27/21 - BCI does not have a license as an electrical contractor

Response: **Before work begins BCI apply and pay for new business license for electrical in Lee's Summit.**

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.

A-101 FLOOR PLAN  
A-401 INTERIOR ELEVATIONS