

Memo

DATE	11 Nov 2021
TO	Joe Frogge Plans Examiner, City of Lee's Summit
CC	-
FROM	Mike Stofiel – GW&
RE	451 NW MURRAY RD, LEES SUMMIT, MO 64081, TI White Box, Alteration to Commercial Permit Number: PRCOM20215703

Response to Comments dated November 3, 2021.

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

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 GW&: Company, License number and Contact information will be provide once selection process has concluded.

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 GW&: Company, License number and Contact information will be provide once selection process has concluded.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 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: Due to tenant split a new address is being assigned to the west half of this building. West - 455 SW Murray Rd (new)

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East - 451 SW Murray Rd (existing)

Response GW&: Ownership is aware of the new address and this have been noted on revised sheet. Refer to A0.

2. 2018 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. Permanent ladders installed to provide the required access shall comply with the following minimum design criteria: 1. The side railing shall extend above the parapet or roof edge not less than 30"
- (see code section for additional construction requirements)

Action required: Provide fall protection at new roof top equipment or provide verification that existing parapet is adequate.

Response GW&: As existing; roof access can be attained from a variety of locations that do not exceed 16'-0" above finish grade and do not require climbing over a parapet. Where RTUs are within 10' of the edge of roof the existing parapet is a minimum of 5'-4 1/2". Refer to Sheet A1.

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)

Provide PE stamped electronic shop drawings for the fire alarm system to mike.weissenbach@cityofls.net

LFA Response: RE: revised plans clarifying reconnection of existing fire alarm panel to landlord electrical panel. Fire Alarm PE stamped plans to be provided by Fire Alarm contractor.

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)

Response GW&: Address numbering will meet the above stated standard. Refer to A0.

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)
Provide PE stamped electronic shop drawings for the fire sprinkler system to mike.weissenbach@cityofls.net

LFA Response: PE Stamped Fire Protection shop drawings to be provided by Fire Protection contractor.

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.

Response GW&: Understood, The General Contractor will facilitate the notification and testing as required.

5. 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 with the CFM over 2000.

LFA Response: Smoke detectors added. RE: revised plans.

The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.

