

November 15, 2021

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

VIA EMAIL

**RE: PRCO20215818 – Return to Nature**

Dear Joe Frogge,

This letter is in response to your review comments, received in your letter dated November 8, 2021. You will find your comments in **bold** and our response in *italics*.

### **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.**

*Acknowledged, the selected general contractor will provide prior to picking up the permit*

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.**

*Acknowledged, the selected general contractor will provide prior to picking up the permit*

## **Building Plan Review**

**1. 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.**

*Acknowledged*

**2. Inadequate information to complete review.**

**Provide the following:**

**- Action required: Provide complete MEP designs or detailed scopes of work that describes all methods and materials.**

*The only plumbing work is to add a mop sink per code requirements. There is no Mechanical work is proposed on this project. Additional notes have been added to the plans, specifications on material and installation are located on sheet A4.0 for the plumbing and electrical work.*

## **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)**

**(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)**

*Acknowledged, the selected general contractor will provide as a deferred submittal if required.*

- 2. 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)**

*Acknowledged, the selected general contractor will provide as a deferred submittal if required.*

**3. 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.**

*Acknowledged*

This concludes the response to your comments. Please call or email if you have any further questions or concerns.

Sincerely,

David Eskov  
Architect

CC: Tenant  
Attachments: Complete CD set