



Project# PRCOM20214832  
**Lakewood Self-Storage**  
4101 NE Port Dr. – Lee's Summit, MO64064  
01.20.2022

*Civil Response*

*Architectural Response*

*Structural Response*

*MEP Response*

**BUILDING PLAN REVIEW – MR. JOE FROGGE**

*Teleconference with Mr. Frogge on 01.18.2022*

1.2018 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

**Action required:** Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

*Architectural Response (GC): Special Inspections Letter provided. Ref. Attachment No. 1*

2. Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

**Action required:** Comment is for informational purposes.

*Architectural Response: Understood.*

3. Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector.

**Action required:** Comment is for informational purposes.

*Architectural Response: Understood.*

4. Elevator Safety Act and Rules 701.361 - Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

**Action required:** Comment is for informational purposes.

*Architectural Response: Understood.*

5. 2018 IBC 1004.5.1 Increased occupant load. The occupant load permitted in any building, or portion thereof, is permitted to be increased from that number established for the occupancies in Table 1004.5, provided that all other requirements of the code are also met based on such modified number and the occupant load does not exceed one occupant per 7 square feet of occupiable floor space. Where required by the building official, an approved aisle, seating or fixed equipment diagram substantiating any increase in occupant load shall be submitted. Where required by the building official, such diagram shall be posted.

**Action required:** Recalculate occupant load at 1:500 per table 1004.5 or provide additional restroom fixtures to accommodate higher occupant load.

*Architectural Response: Code Modification Request for Occupant Load Reduction as it pertains to Toilet Room Count submitted and approved. Ref. Attachment No. 2*

6. 2018 IBC 706.1 General. Fire walls shall be constructed in accordance with Sections 706.2 through 706.11. The extent and location of such fire walls shall provide a complete separation. Where a fire wall also separates occupancies that are required to be separated by a fire barrier wall, the most restrictive requirements of each separation shall apply.

**Action required:** Provide complete fire assembly details that include nail/screw patterns and penetration information.

*Architectural Response: Screw patterns have been provided to both UL U419 and I504 on Sheet A1.3 in "UL Fire Rated Assemblies". UL Fire Penetration Detail is already provided on Sheet P2.1, Detail 3. Ref. Attachment No. 4*

7. ICC A117.1 604.5.1 Fixed side wall grab bars. Fixed side-wall grab bars shall include a horizontal bar complying with Section 604.5.1.1 and a vertical grab bar complying with Section 604.5.12. The vertical grab bar at water closets primarily for children's use shall comply with Section 609.4.2. ICC A117.1 604.5.1.1 Horizontal grab bar. A horizontal grab bar 42 inches minimum in length shall be located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall. ICC A117.1 604.5.1.2 Vertical grab bar. A vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located 39 inches minimum and 41 inches maximum above the floor, and with the center line of the bar located 39 inches minimum and 41 inches maximum from the rear wall.

**Action required:** Provide vertical side grab bar at toilets. Shown incorrectly on sheet A2.6, details 8 & 9 as well as standard ADA details block.

*Architectural Response: Sheet A2.6, Details 8 & 9 has been modified to add Vertical Grab Bars as stated above. Standard ADA Details block has also added the Vertical Grab Bars. Vertical Grab Bars have also been added to Toilet Accessory Schedule (TA-9). Ref. Attachment No. 4*

8. Unified Development Ordinance Article 8, Section 8.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.



**Action required:** Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (parapet must be at least as tall as hvac equipment)

*Architectural Response: Mechanical Roof Screening has been added to Sheet A1.2. Ref. Attachment No. 4*

9. 2018 IBC 716.2.2 Performance requirements. Fire door assemblies shall be installed in the assemblies specified in Table 716.1(2) and shall comply with the fire protection rating specified.

**Action required:** Per table listed doors in fire barrier must be 1 hour rated. Revise door schedule on sheet A5.1 to comply.

*Architectural Response: Door Schedule, Remark 6 had been modified from "45-minute" to "1-hour". Note 10 to remain the same. Ref. Attachment No. 4*

10. 2018 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

**Action required:** Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

*Architectural Response: Special Inspections Letter provided. Ref. Attachment No. 1*

11. 2018 IBC 1809.5 Frost protection. Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending below the frost line of the locality;
2. Constructing in accordance with ASCE 32; or
3. Erecting on solid rock.

(see code section for exceptions)

Shallow foundations shall not bear on frozen soil unless such frozen condition is of a permanent character.

**Action required:** Modify drawings to show that all foundations will be at least 36" deep.

*Structural Response: Foundations have been modified on Sheets F2.1, FD1.2, and FD1.4. Ref. Attachment No. 5*

12. 2017 NEC Article 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

**Action required:** Provide additional receptacles on roof to comply.

*MEP Response: Relocated receptacles to comply, sheet E2.5. Ref. Attachment No. 6*

13. Protection of Potable Water System

2018 IPC 305.4 Freezing. Water, soil, and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be installed not less than 6" below the frost line (42" below grade) and not less than 12 inches below grade.

**Action required:** Modify design to demonstrate how water service entry is protected from freezing. Routing in exterior wall is not recommended.

**MEP Response:** *Relocated water entry to interior wall, sheet P1.1. Ref. Attachment No. 6*

14. Utility entrance locations do not match approved final development plan (FDP) civil drawings.

**Action required:** Coordinate with civil design team and modify civil and/or mep plans.

**MEP Response:** *Revised water line location to match Civil, sheet MEP1 & P1.1. Ref. Attachment No. 6*

15. Inadequate information to complete review.

**Action required:** Provide location and type of main shut off valve, backflow preventer, and pressure reducing valve. (fyi - PRV is required regardless of pressure)

**MEP Response:** *RPZ shown, sheets P1.1, P2.1, & P2.2. Ref. Attachment No. 6*

**FIRE PLAN REVIEW – MR. JIM EDEN**

*Teleconference with Mr. Eden on 01.18.2022*

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-** A fire alarm system is required. Submit plans for review and approval.

**Architectural Response:** *Fire Alarm to be Deferred Submittal by General Contractor/Fire Protection Sub during Construction Phase. Submittal to include Fire Alarm, Fire Sprinkler, and Standpipe System.*

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-** Submit sprinkler plans for review and approval.

*Architectural Response: Fire Sprinkler to be Deferred Submittal by General Contractor/Fire Protection Sub during Construction Phase. Submittal to include Fire Alarm, Fire Sprinkler, and Standpipe System.*

3. 2018 IFC 506.1.1-Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

**Action required-** Use Knox key switches on the gates.

*Architectural Response: Knox Box Model #3261 to be provided at both Electronic Gates to meet Lee's Summit requirements. Knox Boxes have been added to each gate and a note with the specification has been added to the Site Plan Legend. Ref. Attachment No. 4*

6. BEJ 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.

**Action required-** Provide exterior emergency illumination at the exits.

*MEP Response: Exterior light fixtures shown on sheet MEPI. Fixtures with "E" designation (i.e. "DE") have emergency backup. Revised fixture "D" to "DE" at exit of Loading Area, sheet MEPI. Ref. Attachment No. 6*

7. BEJ 1013.1 Where required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that any point in an exit access corridor or exit passageway is within 100 feet (30 480 mm) or the listed viewing distance of the sign, whichever is less, from the nearest visible exit sign. Exceptions:

1. Exit signs are not required in rooms or areas that require only one exit or exit access.
2. Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the fire code official.
3. Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3.



4. Exit signs are not required in dayrooms, sleeping rooms or dormitories in occupancies in Group I-3.

5. In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.

Action required- Provide exit light fixture over the front door of the office and the door to the Stairwell B, from the first-floor corridor.

*MEP Response: Added additional exit signs to comply, sheets E1.1 & E1.4. Ref. Attachment No. 6*

#### **LICENSED CONTRACTORS – MR. JOE FROGGE**

*Teleconference with Mr. Frogge on 01.18.2022*

1. 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.

*Architectural Response: List of MEP Contractors provided below...*

*Plumbing: Heartland Plumbing – License #LC23150653 –  
Trisha Morfeld – 913.856.5846*

*Mechanical: United Heating & Cooling – License #LC23144404  
Charlie Bailey – 816.285.4423*

*Electrical: Bowers Electric – License #LC23140711  
Glenn Bowers -*

#### **ATTACHMENTS:** (all uploaded online)

*1. Special Inspections Letter*

*2. Code Modification Request Approval*

*3. Not used.*

*4. Architectural Sheets A1.1, A1.2, A1.3, A2.6, and A5.1 dated 01.20.2022*

*5. Structural Sheets F2.1, FD1.2 and FD1.4 dated 01.20.2022*

*6. MEP Sheets MEP1, E1.1, E1.4, E2.5, P1.1, P2.1, P2.2 and P1.4 dated 01.20.2022*