

February 15, 2022

423 delaware street, suite 102
kansas city, missouri, 64105

Joe Frogge
Jim Eden
Lee's Summit Missouri Development Services

Project Name: Box Dev Co Office
Project Address: 420 SW Longview Blvd, #116
Control Number: PRCOM20220431
RE: Responses to plan review letter dated February 10
Applicant's Contact Person: Lara Schneider
Contact Person's Phone Number: 816.769.2855
Contact Person's E-mail Address: lara@clockwork-ad.com

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: Provide an email address for the on-site contact which is where inspection reports will be sent.

RESPONSE: David Adams, david.adams@monarch.build

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 contractors are required to be listed on permit. Provide company names of licensed MEP contractors.

RESPONSE: HVAC – Henry Miller Mechanical, Plumbing – Pro Design, Electrical – Teague

Building Plan Review

1. 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 out of restrooms.

RESPONSE: Revised on sheet A100.

2. ICC A117.1 Section 902.4 Height. The tops of dining surfaces and work surfaces shall be 28 inches minimum and 34 inches maximum in height above the floor.



Action required: Modify Cafe Island to comply.

RESPONSE: Per email with Joe Frogge, the adjacent conference room can serve as an alternate dining surface in lieu of lowering island.

Fire Plan Review

1. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action required- Provide a minimum of one 2A;10B;C fire extinguisher in the cabinet provided. Verified at inspection.

RESPONSE: Understood

2. The code review indicates a fire alarm system is provided, what will be provided?

RESPONSE: This will be a deferred submittal.

3. List the 2018 International Fire Code adopted by the City of Lee's Summit with local amendments as a referenced code.

RESPONSE: Added to sheet A000.

4. 1011.7.3 Enclosures under interior stairways. The walls and soffits within enclosed usable spaces under enclosed and unenclosed stairways shall be protected by 1-hour fire-resistance- rated construction or the fire-resistance rating of the stairway enclosure, whichever is greater. Access to the enclosed space shall not be directly from within the stairway enclosure.

Action required- Any enclosures under the stairs (STR 108) shall be rated construction. Confirm location of the storage room in relation to the stairs.

RESPONSE: Revised wall type P3 to be 1 hour rated and added 1 hour rated wall type P4 to sheet A001 along with associated UL listings. Tags have been updated on A100. Restroom and Storage Room doors have been updated to be 60 minute doors with compliant hardware. UL listing for 1 hr rated ceiling added to sheet A001 and keynote added indicating rated ceilings in Restrooms and Storage room. Additionally, the base building is providing a 1 hour rating under the base building stair. That sheet is also included for reference.

6. 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).

Action required- Unit numbers shall be posted on the front and rear doors. Verified at inspection.

RESPONSE: Understood

END REVIEW COMMENTS

Sincerely,
Lara Schneider
lara@clockwork-ad.com