



PROJECT: Blue Sky Fertility

455 NW Murray Rd.
Lee's Summit, MO 64081

PLAN REVIEW CONDITIONS
HJM RESPONSES
DATE: 02/17/2022
PERMIT NUMBER: PRCOM20216468

Joe- thank you for your comments on permit drawing set for this project. Please review our responses below and the revised permit set I've attached. As always, do not hesitate to let me know if there are unresolved issues so we can expedite the permit issuance upon general contractor selection.

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 which is where inspection reports will be sent.**
 - a. Contractor & subcontractor licenses will be provided upon selection of contractor following bid process.

2. **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 which is where inspection reports will be sent.**
 - a. Contractor & subcontractor licenses will be provided upon selection of contractor following bid process.

Building Plan Review:

1. **2018 IBC 502.1 Address identification.** New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of ½ inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained. **Action required: This suite has been assigned the address 455 NW Murray Rd. Update your records and inform your client.**
 - a. Owner has been informed of the correct suite address. Address numerals complying with indicated code will be provided by contractor currently providing 'white-box' renovations under building permit# PRCOM20215703.

2. **2018 IBC 1006.2.1 Egress based on occupant load and common path of egress travel distance.** Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1. The

cumulative occupant load from adjacent rooms, areas or spaces shall be determined in accordance with Section 1004.2. (see code for special requirements for foyers, lobbies, vestibules, and care suites in I-2 occupancies)

Action required: Common path of travel exceeded as designed. Once an occupant has traveled 100' two distinct exits must be available.

- a. We do not see any location on our plan where we exceed 100'-0" for common path of egress travel and have revised our life safety plan to indicate the 4 worst cases of common path of travel (blue in color). Also, there is no condition where we exceed the maximum exit travel distance of 300'-0" as indicated by IBC 2018, Table 1017.2 (worst case shown red in color)

However, in the interest of life safety and expediting permit issuance, we have opted to concede and designate the west exterior door as an additional means of egress. This door has rim exit device hardware and a closer. This scope of work was provided by the landlord under the currently active building permit # PRCOM20215703. We will add exit signage in our scope and have revised our life safety plan to indicate this as well.

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 door into Toilet 122.

- a. We have adjusted our floor plan to comply and show the correct clearance between latch and existing column on our floor plan, sheet A101. Note: the larger 'diamond' shape you see around that existing column is the isolation joint between the pier and floor slab.

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 the following:
 - i. A floor plan which indicates the use of all rooms.
 - ii. Locations of alarm-initiating and notification appliances.
 - iii. Alarm control and trouble signaling equipment.
 - iv. Annunciation.
 - v. Power connection.
 - vi. Battery calculations.
 - vii. Conductor type and sizes.
 - viii. Voltage drop calculations.
 - ix. Manufacturers, model numbers and listing information for equipment, devices, and materials.
 - x. Details of ceiling height and construction.
 - xi. 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

- a. The FA design and drawings are deferred to the FA subcontractor. The GC or subcontractor will submit this to the city.

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.

Action Required: Verified at Inspection

- a. No comment from HJM, other than to say the owner has assured us that there are no hazardous materials stored on site.
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).
Action Required: Space to be addressed 455, verified At Inspection.
 - a. Owner has been informed of the correct suite address. Address numerals complying with indicated code will be provided by contractor currently providing white-box renovations under building permit# PRCOM20215703.
 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
 - a. The fire suppression modification design and drawings are deferred to the fire suppression subcontractor. The GC or subcontractor will submit this to the city.
 5. **2018 IFC 1008.1 Illumination required.** The means of egress shall be illuminated at all times the building space served by the means of egress is occupied.
Action Required: Provide exterior emergency lighting.
 - a. The fire suppression modification design and drawings are deferred to the fire suppression subcontractor. The GC or subcontractor will submit this to the city.

Thank you,

Michael Laird
Project Architect