



March 01, 2022

City of Lee's Summit Development Services
220 SE Green Street
Lee's Summit, Missouri 64063
Permit No. PRCOM20220610

RE: **Response to plan review report dated February 25, 2022**
Libations & Company

Below you will find our responses to your review comments.

Tenant Finish (Commercial) Review
Frogge, Joe

1. (Comment 1 – Licensed Contractors) – 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:

- General Contractor Contact Information:

Brad Epperly

816.405.1713

brad@rivercitymidwest.com

2. (Comment 1 – Building Plan Review) – For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 847-7070. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is for informational purposes.

Response:

- Noted. Owner to contact Health Department.

3. (Comment 2 – Building Plan Review) – For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is for informational purposes.

Response:

- Noted. Owner to contact Health Department.



4. (Comment 3 – Building Plan Review) – A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Include 2nd floor in code analysis.

Response:

- 2nd floor life safety plan and 2nd floor code information included in code analysis.

RE: A101.

Fire Plan Review

Eden, Jim

5. (Comment 1 – Fire Plan Review) – 2018 IFC 1004.3- Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

Action required- Repost the adjusted occupant load for the first floor. Verified at inspection.

Response:

- Occupant loads for both first and second floors included in code analysis and on life safety plans. RE: A101.

6. (Comment 2 – Fire Plan Review) – If the addition of the bar causes a need to adjust sprinkler head coverage or relocate alarm notification appliances, have the appropriate fire protection contractor make adjustments and provide "as built". All other conditions will be verified at inspection, including documentation of current inspections of the alarm and sprinkler systems.

Response:

- Noted.

End of comments.

If you have any questions, please let me know.

Best Regards,

A handwritten signature in black ink that reads 'Beth Clarkin'. The signature is fluid and cursive, with the first name 'Beth' and last name 'Clarkin' clearly distinguishable.

Beth Clarkin

Associate

collins | webb ARCHITECTURE