

Contractor : <u>TBD</u>		ADDENDUM No.: <u>N/A</u>	
		Date: <u>03/17/2022</u>	
Project:	<u>WEST PRYOR DEVELOPMENT, 908 NW PRYOR RD. SUMMIT WOODS XING, LEE'S SUMMIT, MO 64081</u>	AEP File No:	<u>524-0368-028</u>
		Permit Log:	<u>PRCOM20220586</u>
Reference:			
	Contract Drawings:	<u>Updated Permit drawings based on City review comments.</u>	
	Shop Drawing:	<u>N/A</u>	
	Specification:	<u>N/A</u>	
	Other:	<u>N/A</u>	

DESCRIPTION: See below for RS&H responses in [Blue](#). Attached documents includes revisions to items described herein:

SUMMARY OF COMMENTS AND RESPONSES

Fire Plan Review

1. Correction 1: Emergency power of illumination

Comment: 2018 IFC 1008.3.1 & 3.2 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following: 1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress. 2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits. 3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits. Action required- Provide a lighting fixture with an emergency battery back-up over the front door discharge.

RS&H Response: Sheet E101, Emergency lighting fixtures have been provided at the front door.

Building Plan Review

2. Correction 1: Final Development Plan

Comment: The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan. Action required: Comment is for informational purposes.

RS&H Response: Acknowledged

3. **Correction 2: SEC - CPTED**

Comment: Code of Ordinances Section 8.330. CPTED Review Requirement. All development applications shall be subject to CPTED review and recommendations. The application of CPTED concepts and strategies is site specific and the level of review shall be determined on a case by case basis. Some requests during development review will require mandatory compliance. Others will be strongly encouraged but compliance will be voluntary. Mandatory compliance elements will be addressed in Article 9 "Uses with Conditions". Section 8.340. CPTED Uses Specified The following uses have been classified as "Uses with Conditions" per Article 9 of this Chapter, having been determined with a tendency toward an increased risk of crime,. Specific conditions for such uses are found in Article 9 and shall be required to be met prior to receiving any zoning approval, business license or approval to occupy any commercial space. 1. Bank/Financial Services 2. Bank Drive-Thru Facility 3. Check Cashing and Payday Loan Business 4. Convenience Store (C-Store) 5. Financial Services with Drive-up Window or Drive-Thru Facility 6. Pawn Shop 7. Title Loan Business, if performing on site cash transactions with \$500 or more in cash on hand 8. Unattended self-serve gas pumps 9. Unsecured Loan Business 10. Other similar uses shall meet the same standards as the above Action required: Submit security plan and/or report to demonstrate compliance.

RS&H Response: See attached drawings and line items below for notes in accordance with the CPTED requirements.

- a. Section 6.220 – Bank/Financial
 - i. Lighting Requirements
 - 1. Indoor/Lobby – High resolution cameras and appropriate light levels to be provided. See photometrics sheet E602 and security camera layout on sheet E301.
 - 2. Outdoor – Photometrics at entry have been provided. Please advise if levels are insufficient – the minimum of 5 foot-candles is exceeded at the front-door entrance.
 - ii. Employee Protection
 - 1. No hard-wired phone required due to design not having a walk-in vault.
 - 2. No disguises permitted on site.
 - iii. Video Surveillance
 - 1. No cash register counter for this design. There is a "Work Room" with a 360-degree camera provided.
 - 2. Cameras are present within all public spaces.
 - 3. Doors are transparent with cameras in view at all public entrance locations re: requirement for pinhole camera. Please advise if further devices are required.
 - 4. 30-days video surveillance data to be kept on security devices.
 - iv. Alarm System Required
 - 1. Alarm to be provided and tied into security system.
 - 2. Security system to be monitored off-site.
 - 3. Employees to use remote Work Room with dedicated alarm and camera systems tied into security.
 - 4. No walk-in vault on the project.
 - v. Automatic door lock required
 - 1. Remote Work Room door to have digital lockset tied into security system.
 - vi. Visibility Maintained
 - 1. There is no cash register on the project.
 - 2. Windows are free from posters.
 - 3. Height strips or "safety vinyl" provided by Signage vendor.
 - 4. No loitering/trespass signs to be posted.
 - vii. Annual Review Required
 - 1. Acknowledged.
- b. Section 6.230 – Bank/Financial Services Standalone ATM
 - i. Lighting Requirements
 - 1. See attached vendor photometrics "3100 PNC Light Study" at drive-up ATM and sheet E603 and ES101 for reference.
 - ii. Video Surveillance

1. (2) cameras with two-color high definition to be provided by Security.
 - a. View of drive-thru stall
 - b. View of vehicle occupants
2. 30-days video surveillance data to be kept on security devices.
 - a. Acknowledged
3. Can be viewed from street.
 - a. ATM positioned to be viewed from street

4. **Correction 3: IMC 306.5 Equipment on roofs**

Comment: 2018 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. Permanent ladders installed to provide the required access shall comply with the following minimum design criteria: 1. The side railing shall extend above the parapet or roof edge not less than 30" (see code section for additional construction requirements) Action required: Provide side railing extender to comply.

RS&H Response: Sheet A121, note clarifying the side railing and extension has been added to the roof plan. This is provided and not visible above the parapet due to the parapet being raised to completely conceal the RTUs.

5. **Correction 4: IBC 1803.1 General Geo-Tech**

Comment: 2018 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional. Action required: Provide soils report to justify design assumption of soil bearing capacity greater than 2,000psf. (2,500 specified on S001)

RS&H Response: Geotechnical report has been included with attachments.
"Lot 9 - Streets of West Pryor Geotech Report 1.7.21"

6. **Correction 5: Misc.**

Comment: Inadequate information to complete review. Provide the following: - Electric panel schedule - Complete service wiring diagram that includes all grounding electrode connections.

RS&H Response: Refer to electric panel schedule on sheet E501. Modified keynote #2 on sheet E501 to include grounding to foundation steel.

7. **Correction 6: IBC 502.1 – Address Identification**

Comment: 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 1/8 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: Comment is for informational purposes. This site has been assigned the address of 908 NW Pryor Rd.

RS&H Response: Acknowledged, Address will be submitted under a separate permit with Signage

8. **Correction 7: Project Cost**

Comments: The project cost, which is used to establish the permit fee, has not been provided.
Action required: Comment is for informational purposes.

RS&H Response: Project costs will be established once general contractor is selected.

Licensed Contractors

9. **Correction 1: LC – MEP Subs**

Comment: 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.

RS&H Response: MEP subcontractors will be provided once general contractor is selected.

10. **Correction 2: General Contractor**

Comment: 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.

RS&H Response: General Contractor information will be provided once selected.

Owner Revisions

1. **Exterior Elevation Sheets A201 and A202:**

Comment: Exterior finishes FCP-1, FCP-2 and FCP-3 have been graphically adjusted to reflect built conditions.

By: Kevin Curry
RS&H, Inc.

03-17-2022
Date