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May 18, 2022

City of Lee's Summit, Missouri
Development Services
Joe Frogge, Plan Reviewer
220 SE Green Street
Lee's Summit, MO 64063

RE: PRCOM20221744
GRD KIRKSVILLE, LLC – GREEN RELEAF
RESPONSE TO REVIEW COMMENTS

Joe,

Review comments and responses for the referenced project are listed below.

I. 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 licensed as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances. Action Required: Either a Class A or B license is required. Provide the company name of the licensed general contractor and an email address & phone number for the on-site contact which is where inspection reports will be sent.
 - **The licensed general contractor, email address and phone number shall be added to the permit application.**
 - i. KSJ Construction, LLC
- 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 subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

- **The licensed subcontractors shall be added to the permit application.**
 - i. Riden Plumbing Co.
 - ii. Alliance Fire Protection
 - iii. Lee's Summit Electric

II. 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: Modify Patient Toilet 104 to provide minimum 18" clearance at latch side of door.
 - **Patient Toilet 104 is modified to provide the minimum 18" clearance at latch side of door.**
- 2) 2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Action required: Provide drinking fountain or approved equivalent. (bottled water, cooler dispenser, etc)
 - **A Culligan water bottle shall be provided.**
- 3) 2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4. 2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches. 2018 1209.2.2 Walls and partitions. Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.) Action required: Specify compliant wall finishes at toilets and mop sink. If paint is used it must be epoxy based.
 - **Epoxy based paint shall be used as wall finishes within toilet rooms and mop sink area.**
- 4) 2018 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official. Action required: Provide verification that either the weight of new roof top equipment is less than or equal to original equipment or provide engineer's report to verify that existing roof structure will support additional load.
 - **Per the building owner, the existing 5-ton RTU has a bad compressor and is being replaced with a new 5-ton RTU.**

III. 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 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: Submit construction documents, as required.

- **The General Contractor's Fire Alarm Subcontractor shall submit required Fire Alarm Construction documents for review and approval, prior to installation.**

- 2) 2018 IFC 510.1- Identification. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible. Action required- The back exterior door and interior door shall be marked Sprinkler Room and Sprinkler Room Access.

- **The back exterior door and interior door shall be marked Sprinkler Room and Sprinkler Room Access, as required.**

- 3) 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- Provide shop drawings for review and approval of modifications to the sprinkler system.

- **The General Contractor's licensed Sprinkler Contractor shall submit required sprinkler modification construction documents for review and approval, prior to installation, as required.**

- 4) 1010.1.9.10 Door hardware release of electrically locked egress doors. Door hardware release of electric locking systems shall be permitted on doors in the means of egress in any occupancy except Group H where installed and operated in accordance with all of the following:

1. The door hardware that is affixed to the door leaf has an obvious method of operation that is readily operated under all lighting conditions.
2. The door hardware is capable of being operated with one hand and shall comply with Section 1010.1.9.6.
3. Operation of the door hardware directly interrupts the power to the electric lock and unlocks the door immediately.
4. Loss of power to the electric locking system automatically unlocks the door.
5. Where panic or fire exit hardware is required by Section 1010.1.10, operation of the panic or fire exit hardware also releases the electric lock.
6. The locking system units shall be listed in accordance with UL 294.

Action required- The electric strike equipped doors shall release from the egress side without key, key card, or special knowledge. Verified at inspection.

• All door hardware is unlocked from the egress side, as required.

- 5) 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. Action required- The sprinkler riser and alarm panel for the entire building are accessed through this space and access is required. If security is a concern, providing an exterior door to the sprinkler room and blocking off the interior door may be warranted, or provide a Knox key box monitored with an intrusion alarm.

• A knox box shall be provided with labeled access keys, as required.

If you have any questions, please contact me at your earliest convenience.

Very truly yours,

Eric Westhues
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