

May 27, 2022

Attention: Development Services
Tel: (816) 969-1200
220 SE Green Street
Lee's Summit, MO 64063

RE: **EBI Response Letter**
Plan Review Conditions
Permit No: PRCOM20220870
Parcel No: 51800042800000000
EBI Project # 4121000090
Chase Retail Banking Center at 900 NW Pryor Rd

The below is in response to the plan review of PRCOM20220586 comments received on March 23, 2022.
Below are keyed responses to each required revision.

Licensed Contractors

1. 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

EBI Response: This project is out to bid, so MEP Contractors are still to be determined. A full list of licensed MEP Contractors will be provided prior to permit issuance as requested.

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.

EBI Response: This project is out to bid, so a licensed general contractor has not yet been selected. A general contractor with a Class A or Class B license will be provided prior to permit issuance as requested.

Building Plan Review

1. 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.

EBI Response: Noted.

2. 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 drawings or detailed report/spec to demonstrate compliance. A separate review for CPTED requirements must be performed. Permit will not be issued until CPTED review is approved.

EBI Response: Refer to TC-101 of permit application documents for security camera locations.

3. .2018 IMC 501.3.1 Location of exhaust outlets. The termination point of exhaust outlets and ducts discharging to the outdoors shall be located with the following minimum distances: (see code for items 1, 2, 4, & 5) 3. For all environmental air exhaust: 3 feet from property lines; 3 feet from operable openings into building for all occupancies other than Group U, and 10 feet from mechanical air intakes. Such exhaust shall not be considered hazardous or noxious.

Action required: Modify design to maintain minimum 10' between exhaust terminations and any air intake.

EBI Response: Drawings M-1 and M-2 have been revised to ensure all exhaust is greater than 10'-0" from outside air intakes to comply with 2018 IMC 501.3.1

4. Protection of Potable Water System

2018 IPC 305.4 Freezing. Water, soil, and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be installed not less than 6" below the frost line (42" below grade) and not less than 12 inches below grade.

Action required: Modify Plumbing General Note #8 on sheet P-0 to comply.

EBI Response: Drawing P-0, Note #8 has been revised to the following: **SANITARY SEWER AND MAIN WATER PIPING UNDERGROUND SHALL BE A MINIMUM OF 42" BELOW EXTERIOR GRADE.**

5. 2017 NEC Article 250.50 Grounding Electrode System. All Grounding electrodes as described in 250.52(A)(1) through (A)(7) that are present at each building or structure served shall be bonded together to form the grounding electrodes system. Where none of these grounding electrodes exist, one or more of the grounding electrodes specified in 250.52(A)(4) through (A)(8) shall be installed and used. (see code section for exception)

Action required: Modify Electrical Riser Diagram on sheet E-7 to comply. Concrete encased electrode is supposed to be in footing or foundation, not slab.

EBI Response: Electrical riser diagram revised on sheet E7.0

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.

If provided, submit plans for review and approval.

EBI Response: Fire alarm plans are not required for this building and will not be submitted.

2. A Knox key box is NOT required. If provided it shall be equipped with a tamper alarm.

EBI Response: Knox key box not provided.

Should there be any additional questions, my contact information is listed below.

Sincerely,



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