



June 03, 2022

City of Lee's Summit Development Services
220 SE Green Street
Lee's Summit, Missouri 64063
Permit No. PRCOM20221592

RE: **Response to plan review report dated June 01, 2022**
Main Street Building Improvements

Below you will find our responses to your review comments.

Fire Plan Review
Eden, Jim

1. (Comment 1 – 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- Provide shop drawings for review and approval.

Response:

- Noted. Deferred submittal will be provided once contractor is selected. 2-hour vertical and horizontal separation has been provided in the landlord's permit package. Future south tenant on first level is unknown. All required fire protection systems will be addressed at time of future tenant improvement package.

2. (Comment 2 – Fire Plan Review) – 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.

Response:

- Noted. Response as above comment.



3. (Comment 3 – Fire Plan Review) – Show the location of the fire protection main and location of the backflow valve and FDC.

Response:

- Future south tenant on first level is unknown. All required fire protection systems will be addressed at time of future tenant improvement package.

4. (Comment 4 – Fire Plan Review) – 2018 IFC 1010.1.2.1 Direction of swing. Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.

Action required- Egress doors shall swing outward.

Response:

- Per a discussion with Chief Jim Eden, the door swing of existing door S-100B will be addressed at the time of the future tenant improvement package.

5. (Comment 5 – Fire Plan Review) – 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet (464 m²).
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Action required- The proposed square footage for the separated A2 occupancy calculating 50% of the space as dining and 50% as kitchen, still has an occupant of greater than 100 and would require an automatic sprinkler system.

Response:

- Future south tenant on first level is unknown. Per a discussion with Chief Jim Eden, all required sprinkler system and fire protection systems will be addressed at time of future tenant improvement package. RE: G003 for future south tenant information labeled "unknown."

Tenant Finish (Commercial) Review

Frogge, Joe

6. (Comment 1 – Licensed Contractors) – 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.

Response:

- Will be provided at time of permit pick-up.



7. (Comment 2 – 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: Either a Class A or Class 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.

Response:

- Will be provided at time of permit pick-up.

End of comments.

If you have any questions, please let me know.
Best Regards,

A handwritten signature in black ink that reads 'Elizabeth Clarkin'. The signature is written in a cursive, flowing style.

Beth Clarkin
Associate
collins | webb ARCHITECTURE