



June 21, 2022

City of Lee's Summit Development Services
220 SE Green Street
Lee's Summit, Missouri 64063
Permit No. PRCOM20222344

**RE: Response to plan review report dated June 09, 2022
Reece Nichols – Office Tenant Improvement**

Below you will find our responses to your review comments.

Licensed Contractors Reviewed By: Joe Frogge Rejected

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 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: Noted. Once General Contractor is selected, they will submit prior to issuance of permit.

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.

Response: Noted. Once General Contractor is selected, they will submit prior to issuance of permit.

Building Plan Review Reviewed By: Joe Frogge Approved with Conditions

1. 2018 IPC 916.3 Vent installation below the fixture flood level rim. The vent located below the flood level rim of the fixture being vented shall be installed as required for drainage piping in accordance with Chapter 7, except for sizing. The vent shall be sized in accordance with Section 906.2. The lowest point of the island fixture vent shall connect full size to the drainage system. The connection shall be to a vertical drainpipe or to the top half of a horizontal drainpipe. Cleanouts shall be provided in the island fixture vent to permit rodding of all vent piping located below the flood level rim of the fixtures. Rodding in both directions shall be permitted through a cleanout.

Action required: Cleanouts are required near bottom of each vertical loop vent pipe. To be field verified.

Response: Refer to revised detail 4 on sheet P102 for island venting sizes and cleanout locations.

Fire Plan Review Reviewed By: Jim Eden Rejected

3. Provide exterior emergency lighting over exit discharge areas on the first and second floor.

Response: Refer to updated layout on sheet E202 and light fixture schedule on sheet E401. Weatherproof emergency egress fixtures have been added near the second floor exit doors and egress stair.

2. Plan review for the first-floor tenant space. Complete plans not provided for the second floor.

Response: Noted.

1. 2018 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building, each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

Action required- Exterior tenant doors shall be marked with address and suite designation.

Response: Noted. To be completed prior to Occupancy.

4. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed, and maintained in accordance with this section and NFPA 10.

Action required- Provide fire extinguishers in the tenant finish and shell building areas of the building.

Response: Refer to B3 and B5/G003 for fire extinguisher locations for the TI portion of the building. The shell portion of the building has already been submitted under separate package.

5. Provide information on door hardware for the rear door.

Response: All information on rear door is provided in core and shell permit drawings (separate package). See below the door schedule from this package with the door in question highlighted.

DOOR SCHEDULE										
DOOR #	WIDTH	HEIGHT	ROOM NAME	DOOR			FRAME		RTG	REMARKS
				TYPE	MATERIAL	FINISH	MATERIAL	FINISH		
N-100A	EXIST	EXIST	OFFICE	EXIST	EXIST	PAINT	EXIST	PAINT	N/A	1, 2, 3
N-100B	3' - 0"	7' - 0"	OFFICE	D2	ALUM/GLASS	ANODIZED	ALUM	ANODIZED	N/A	1, 3, 4, 5, 6, 7
N-101	3' - 0"	7' - 0"	MEN'S	D1	SCWD	PAINT	HM	PAINT	N/A	1, 3, 4, 6
N-102	3' - 0"	7' - 0"	WOMEN'S	D1	SCWD	PAINT	HM	PAINT	N/A	1, 3, 4, 6
N-103	2' - 8"	7' - 0"	UTILITY	D1	SCWD	PAINT	HM	PAINT	N/A	3, 4
N-104	EXIST	EXIST	STAIR	EXIST	EXIST	PAINT	EXIST	PAINT	N/A	1, 2, 3
S-100A	EXIST	EXIST	FUTURE TENANT	EXIST	EXIST	PAINT	EXIST	PAINT	N/A	1, 2, 3
S-100B	EXIST	EXIST	FUTURE TENANT	EXIST	EXIST	PAINT	EXIST	PAINT	N/A	1, 2, 3
S-100C	3' - 0"	7' - 0"	FUTURE TENANT	D1	HM	PAINT	HM	PAINT	N/A	1, 3, 4, 6
S-100D	EXIST	EXIST	FUTURE TENANT	EXIST	EXIST	EXIST	EXIST	EXIST	N/A	2, 3

DOOR SCHEDULE REMARKS:

1. MATCH EXISTING MASTER KEYING SYSTEM. COORDINATE WITH BUILDING OWNER.
2. MAINTAIN EXISTING HARDWARE.
3. PROTECT DOOR AND FRAME FROM DAMAGE THROUGHOUT CONSTRUCTION. ANY DAMAGE TO BE REPAIRED/REPLACED PER OWNER DISCRETION.
4. DOOR FRAME 2" OFF FINISHED FACE ON HINGE SIDE, U.N.O.
5. PROVIDE PANIC HARDWARE.
6. MANUALLY LOCKABLE FROM INSIDE OF ROOM. MASTER KEY LOCK ON OUTSIDE OF ROOM.
7. COORDINATE HARDWARE WITH MANUFACTURER.

End of comments.

If you have any questions, please let me know.

Best Regards,



Beth Clarkin

Associate

collins I webb ARCHITECTURE