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RESPONSE LETTER TO REVIEW COMMENTS

To: Lee's Summit Development Services
City PN: PRCOM20222245
Date: June 17, 2022
No. of Pages: 3
(Including this one)

Arch PN: 22033 7BLS
Project: 7 Brew Coffee – Lee's Summit
Address: 1430 NE Douglas St. Lee's Summit MO 64086
Subject: Development Services Review Comments and responses, Cycle 1, dated 6/7/22 from City of Lee's Summit

Fire Plan Review (approved)

Review Comment:

1. The adopted Fire Code for the City of Lee's Summit is the 2018 International Fire Code.

Response:

1. ***2018 IFC has been added to the Building Code Information on sheet G0.0.***

Building Plan Review (rejected)

Review Comment:

1. For the Health Department contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 847-7070. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit. Action required: Comment is for informational purposes.

Response:

1. ***Comment noted.***

2. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit. Action required: Comment is for informational purposes.

Response:

2. ***Comment noted.***

3. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed. Action required: Include cooler and attic in square foot calculation and use gross areas. (I calc 800s.f.)

Response:

3. ***Refer to sheet G0.0, additional information has been added to "Building Code Information". Other code items are listed on sheet A1.2 (Egress Plan).***

4. The building permit for this project cannot be issued until the Development Services



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Department has received, approved, and processed the Final Development Plan. Action required: Comment is for informational purposes.

Response:

4. ***Comment noted.***

5. Unified Development Ordinance Article 8, Section 8.180.E Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director. Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (needs to be by parapet)

Response:

5. ***Refer to sheet A2.1, A2.2 and A1.2. Parapet screening walls have been added to roof of main building and to the cooler.***

6. 2018 IBC 1015.6 Mechanical equipment, systems and devices. Guards shall be provided where various components that require service are located within 10 feet of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches above the floor, roof or grade below. The guard shall extend not less than 30 inches beyond each end of such components. The guard shall be constructed so as to prevent the passage of a sphere 21 inches in diameter. Action required: Provide fall protection near condensing units.

Response:

6. ***Refer to sheet A1.2, Roof Plan, a note has been added to indicate that building manufacturer will provide fall arrest/restraint anchorage connector devices will be supplied in compliance with ANSI Z 359.1 (IMC 304.11 Exception).***

7. 2018 IBC 1202.4 Under-floor ventilation. The space between the bottom of the floor joists and the earth under any building except spaces occupied by basements or cellars shall be provided with ventilation in accordance with Section 1202.4.1, 1202.4.2 or 1202.4.3. Action required: Modify designs to comply. Include ventilation scenario and vapor barrier.

Response:

7. ***Crawl Space vents are shown on 1/S1.0, 7/S1.0, 2/A2.1 and 2/A3.1 (no change).***

Licensed Contractors

Review Comment:

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:

1. ***The owner has not yet hired a General Contractor but will pass this information onto the City when one has been hired for this project.***



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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. 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:

2. ***The owner has not yet hired a General Contractor, but GC will provide this information to the City prior to pulling the Building Permit.***

Feel free to contact me with any questions.

Respectfully,

Ashley Feliu

Torgerson Design Partners

Date: June 17, 2022



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