

June 22nd, 2022

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

PROJECT:

Deer Brook Plaza – Façade and White Boxes
1121 & 1151 NE Rice Rd.
Lee's Summit, MO 64086

Plan Review Conditions Response Letter - Narrative addressing planning staff review comments via PDF from email correspondence dated 6/22/2022 from Joe Frogge, Plans Examiner.

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 license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.*
 - a. **The company name of the licensed general contractor and an email address & phone number for the on-site contact will be provided upon request at the time the permit is issued.**
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.

 - a. **MEP Subcontractors will be named upon request at the time the permit is issued.**

Building Plan Review

1. *This review includes both north and south buildings.*
 - a. **This comment is for informational purposes.**
2. *2018 IBC 502.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of ½ inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate*

emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

a. We have changed the address on the title block and updated our records.

3. *2018 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. the building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.*

a. Code information has been modified to show correct building types.

4. *2018 IBC 2902.3.1 Access. The route to the public toilet facilities required by Section 2902.3 shall not pass through kitchens, storage rooms or closets. Access to the required facilities shall be from within the building or from the exterior of the building. All routes shall comply with the accessibility requirements of this code. The public shall have access to the required toilet facilities at all times that the building is occupied.*

a. Comment is for informational purposes.

5. *2018 IBC 1008.3 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.*

1008.3.1 General. In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

- 1. Aisles.*
- 2. Corridors.*
- 3. Exit access stairways and ramps.*

1008.3.2 Buildings. In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

- 1. Interior exit access stairways and ramps.*
- 2. Interior and exterior exit stairways and ramps.*
- 3. Exit passageways.*
- 4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.1.*
- 5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge.*

1008.3.3 Rooms and Spaces. In the event of power supply failure an emergency electrical system shall automatically illuminate all of the following areas:

1. *Electrical equipment rooms.*
2. *Fire command centers.*
3. *Fire pump rooms.*
4. *Generator rooms.*
5. *Public restrooms with an area greater than 300 square feet.*
 - a. **E1.11 MEP has added remote emergency fixtures to exterior door.**
 - b. **E3.12 MEP has added type XR & edited type X.**
6. *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.*
 - a. **Engineer has provided additional drawings included on drawing A5.12. See attached for structural calculations.**
7. *2017 NEC Article 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.*
 - a. **ME2.11 MEP added receptacles to rooftop next to equipment.**
 - b. **M1.11 has been updated with suspended AHU to match structural recommendations. MEP updated ductwork to reflect this change.**
 - c. **E3.12 MEP has added circuits C-6 and E-6 to panel C & E.**
8. *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.)

1209.2.3 Showers. (see code for details)

1209.2.4 Waterproof joints. (see code for details)

 - a. **Code specific notes have been added to the drawing A1.21. Finish paint and materials shall be in compliance with the code listed above.**

Fire Plan Review

1. *3311.2 Maintenance. Required means of egress and required accessible means of egress shall be maintained during construction and demolition, remodeling or*

alterations and additions to any building. Exception: Approved temporary means of egress and accessible means of egress systems and facilities.

a. Note has been added to cover sheet drawing.

2. *Provide or maintain existing exit lighting in the renovated spaces.*

a. E1.11 MEP has added remote emergency fixtures to exterior door.

b. E3.12 MEP has added type XR & edited type X.

3. *503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.*

a. Note has been added to G1.11 drawing.

4. *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.*

a. Note has been added to G1.11 drawing.

5. *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.*

a. Note has been added to G1.11 drawing.

6. *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).*

a. Note has been added to G1.11 drawing.

7. *2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.*

a. Note has been added to G1.11 drawing.

8. *2018 IFC 1008.3.1 & 3.2 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the*

event of power supply failure, an emergency electrical system shall automatically illuminate all of the following:

- 1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.*
 - 2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits.*
 - 3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.*
- a. **E1.11 MEP has added remote emergency fixtures to exterior door.***
- b. **E3.12 MEP has added type XR & edited type X.***

Once you've had a chance to review the following product information and request for clarification regarding staff comments to the drawings, please do not hesitate to contact me if you should have any questions or if you should need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "James W. Warford". The signature is fluid and cursive, with a large initial "J" and a stylized "W".

James W Warford AIA, NCARB
iCON Architecture