

# CRAIG T. WATSON, AIA, LLC

ARCHITECTURE □ INTERIORS □ PLANNING □ MANAGEMENT

August 16, 2022

Lee's Summit Missouri  
Development Services  
220 SE Green Street  
Lee's Summit, MO 64063

RE: Tenant Finish for Home Health Care Office  
300 SW Noel Street, Lee's Summit, MO 64063

Dear Mr. Frogge:

The following responses in this letter reference to revisions required comments dated June 28, 2022. Our response in bold italics follows the comment format and order.

## LICENSED CONTRACTORS – Joe Frogge

1. Comment: 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 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: So, noted. The Owner will provide the name of the selected general contractor once bids have been received, reviewed and a selection has been made. The selected general contractor will provide a Lee's Summit Business License and a Class A General Contractor License.***

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: So, noted. All MEP Subcontractors selected by the Owner or General Contractor will provide a Lee's Summit Business License and MEP Contractor License.***

## BUILDING PLAN REVIEW – Joe Frogge

1. Comment: Inadequate information to complete review. Provide the following: a) Provide complete MEP design, b) Include basement in code information analysis. (Depending on use, additional code requirements may be relevant). ***Response: (a) Reference attached plans for the MEP Design. (b) Reference revised plans which includes the basement in the Code Information Analysis.***

2. Comment: 2018 IBC 1004.1 Design occupant load. In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be determined in accordance with this section. Action Required: Recalculate occupancy load based on IBC Table 1004.5. 1:80 activity area? How exactly is activity room used? **Response: Reference Revised Design Occupant Load. The 1:80 activity area shall be referenced from 19 CSR 30-90-Department of Health and Senior Services; 19 CSR 30-90.070 Fire Safety and Facility Physical Requirements, (1) Facility Physical Facility Physical Requirements, (b) Minimum Space requirements shall be eighty (80) square feet per participant, for up to Twenty (2) participants. The Activity Room will be used as an open space for board games and chair exercises.**

3. Comment: 2018 IBC 1103.1 Where required. Sites, buildings, structures, facilities elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities. Action required: Update design to comply, a) Counter heights too high, b) Vestibule too short and door swings into turning space, c) Turning space required at counter space between offices 113 & 115, d) Offices 112-115 and toilet room 112 must be on accessible route, e) Door out of toilet room 112 needs minimum 18" clearance at latch side of door, f) Conference room needs to be on an accessible path. (Also, if stairs are allowed to be built, a handrail would be required on both sides, would have maximum 7" risers and door would not be allowed to swing over the landing). **Response: Reference Revised Plans which address comments (a) through (f) including handrails, 7-inch risers and door swings.**

4. Comment: 2018 IBC 2902.3 Employee and public toilet facilities. For structures and tenant spaces intended for public utilization, customers, patrons and visitors shall be provided with public toilet facilities. Employees associated with structures and tenant spaces shall be provided with toilet facilities. The number of plumbing fixtures located within the required toilet facilities shall be provided in accordance with Section 2902 for all users. Employee toilet facilities shall be either separate or combined employee and public toilet facilities. Exception: Public toilet facilities shall not be required for: a) Parking garages where operated without parking attendants, b) Structures and tenant spaces intended for quick transactions, including takeout, pickup and drop-off, having a public access area less than or equal to 300 square feet. Action required: Comments is for information purposes. While path through an office is not specifically prohibited public access to toilets must be maintained. **Response: Reference Revised Plans which addresses all comments.**

5. Comment: From our Planning Department: The new ADA parking space access aisle shall be dimensioned. Provide a detail of the van-accessible ADA parking space sign that will be posted at the head of the space. The sign shall be posted a minimum 5' above finished grade, measured to the bottom of the sign. The location of the ADA parking space sign depicted on the Site Plan doesn't match the location depicted on the First Floor and Lower-Level Floor Plan. The former shows it mounted in the grass, whereas the latter shows it mounted within the parking space just inside the curb. The sign shall be posted in the grass as shown on the Site Plan so as not to impact the effective depth of the parking space. The scale for the Site Plan and Entrance Ramp Detail are incorrect. Label the slope and cross-slope of the proposed access aisle ramp in the parking lot. The running slope shall not exceed 1:12 and the cross-slope shall not exceed 1:48. **Response: Reference Revised Plans which addresses all comments.**

**FIRE PLAN REVIEW – Jim Eden**

1. Comment: Provide a description of the “mental health day programs” and does it include adult daycare? **Response: *The program is for Adult Day Care and will provide board game activities and chair exercises.***

2. Comment: Provide plans for the lower level and basement. **Response: *Reference Revised Plans for the Lower Level and Basement.***

3. Comment: When calculating the occupant load for the activity room, where is the 80 square feet per person coming from? **Response: *The 1:80 activity area shall be referenced from 19 CSR 30-90-Department of Health and Senior Services; 19 CSR 30-90.070 Fire Safety and Facility Physical Requirements, (1) Facility Physical Facility Physical Requirements, (b) Minimum Space requirements shall be eighty (80) square feet per participant.***

If you have any question regarding our responses, please contact me at your earliest convenience.

Sincerely,

**CRAIG T. WATSON, AIA, LLC**

*Craig T. Watson, AIA*

Managing Member