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October 25, 2022

Paragon Star North Village Parking Garage and Site Development

Permit No: PRCOM20220598

August 11, 2022 Plan Review Response

Drawings have been updated to conform with the comments from the plan review per the responses below.

Fire Plan Review

Reviewed By: Jim Eden

1. 104.7.2 Technical assistance. To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to inspection by the fire code official, the fire code official is authorized to require the owner or owner's authorized agent to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, laboratory, or fire safety specialty organization acceptable to the fire code official and shall analyze the fire safety properties of the design, operation or use of the building or premises and the facilities and appurtenances situated thereon, to recommend necessary changes. The fire code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

Action required: Have a third-party code consultant evaluate the overall code compliance of the parking garage, apartments, and commercial portions of the project as it relates to egress. Contact our office for approval of evaluating group.

Response: See attached letter by third party review. The drawings reflect the required changes.

2. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation.

Acknowledged

3. Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting

purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

Acknowledged

4. The fire code official shall have the authority to require construction documents and calculation for all fire protections systems and to required permits be issued for 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.

Acknowledged

5. Fire detection and alarm systems, fire extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

Acknowledged

Building Plan Review Reviewed By: Joe Frogge

1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Acknowledged

2. 2018 IBC 1704.2. Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7.

Acknowledged

3. 2018 IBC 1010.1.2.1 Direction of swing. Egress doors shall be of the pivoted or side-hinged swinging type. Pivot or side-hinged swinging 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 must swing outwards in direction of egress travel. Modify design.

Response: All egress doors meet this requirement

4. Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained for the Missouri Department of Public Safety or its authorized representative.

Acknowledged

5. Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector.

Acknowledged

6. Elevator Safety Act and Rules 701.361- Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

Acknowledged

7. ASME A17.1-2017 2.2.4.2. There shall be installed in the pit of each elevator, where the pit extends more than 900mm (35 in.) below the sill of the pit access door, a fixed vertical ladder of noncombustible material, located within reach of the access door. The ladder shall extend not less than 1200mm (48 in.) above the sill of the access door. The rungs, cleats, or steps shall be a minimum of 400mm (16in.) wide. When unavoidable obstructions are encountered. The width shall be permitted to be decreased to less than 400mm (16in.) The reduced width shall be as wide as the available space permits.

Acknowledged

8. 2018 IBC 706.1. General. Fire walls shall be constructed in accordance with Sections 706.2 through 706.11. Then extent and locations of such fire walls shall provide a complete separation. Where a fire wall also separates occupancies that are required to be separated by a fire barrier wall, the most restrictive requirement of each separation shall apply.

Action required: Door schedule notes that "R" indicated fire rating, but no rating shown for "30-R". Investigate and rectify other inconsistencies- Provide UL #'s for all rated assemblies- provide complete construction details for all rated assemblies.

Response: Wall schedules on sheet A0.02 have been updated to reflect the correct rating. Sheets A0.04-A0.07 show UL assemblies used and construction details.

9. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Comment is informational. Trusses deferred per noted request.

Acknowledged

10. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: Comment is informational. Addressing to follow Fire Department's direction. To be established at a later date.

Acknowledged

11. 2018 IBC 1209.2 Finish Materials. Walls, floor 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.

Action required: Specify compliant wall finishes at clubhouse toilets. If paint is used it must be epoxy based.

Response: Wall covering will be Type II Vinyl or suitable Vinyl alternative. Vinyl wallcoverings labeled as Type II typically weigh between 20 to 28 ounces per 54-inch linear yard, according to the Wallcoverings Association. A Type II wallcovering is manufactured to meet the minimum physical and performance characteristics set forth in Federal Specifications CCC-W-408. It must also meet the criteria for abrasion resistance, breaking strength, stain resistance, tear resistance, and coating adhesion. Wallcoverings are given a type by the American Society for Testing and Materials (ASTM).

12. ICC A117.1-2009 Section 1004.10 Laundry Equipment. Washing machines and clothes dryers shall comply with Sections 1004.10, ICC A117.1-2009 Section 1004.10. Clear Floor Space. A clear floor space complying with Section 305.3 Shall be provided. A parallel approach shall be provided for a top loading machine, a forward or parrallel approach shall be provided for a front-loading machine.

Action required: Modify unit design at PH-6 to comply

Response: The laundry closet has been modified to provide the required approach.

13. 2018 IPC 604.9 Water hammer. The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. A water-hammer arrestor shall be installed where quick-closing valves are utilized. Water0hammer arrestors shall be installed in accordance with the manufacturer's instructions. Water-hammer arrestors shall conform to ASSE 1010.

Action required: Air chambers not allowed. Modify general notes on P-series drawings to comply.

Response: General note modified to provide water hammer

14. Utility service entries do not comply with building design

Action required: Coordinate FDP with building plans.

Response: Plans have been coordinated

15. 2018 706.6 Vertical continuity. Fire walls shall extend from the foundation to a termination point not less than 30 inches above both adjacent roofs. Exceptions: (see code for complete list) 4. In buildings of Types III, IV and V construction, walls shall be permitted to terminate at the underside of combustible roof sheathing or decks provide that all of the following are met: (see code for complete list) 4.1 Roof openings are not less than 4' feet from the fire wall.

Action required: Relocate plumbing vent penetrations, and any other penetrations, top comply. Not allowed within 4' of the fire walls.

Response: Plumbing penetrations revised.

16. 2018 IPC 502.1 General. Water heaters shall be installed in accordance with the manufacturer's installation instructions. Oil-fired water heaters shall conform to the requirements of this code and the International Mechanical Code. Electric water heaters shall

conform to the requirements of this code and provisions of NFPA 70. Gas-fired water heaters shall conform to the requirements of the International Fuel Gas Code.

Action required: Provide expansion tank to water heater or provide verification that water heater installed will not require expansion tank in the manufacturer's written instructions.

Response: water heater schedule modified to show appropriate expansion tanks.

17. 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 drain pipe. 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: Modify Island fixture vent venting detail. Cleanout on vent side to either be above flood rim level or be bi-directional.

Response: Island fixture modified to show bi-directional cleanout.

18. 2017 NEC Article 230.2 (E) Identification. Where a building or structure is supplied by more than one service, or any combination of branch circuits, feeders, and services, a permanent plaque or directory shall be installed at each service disconnect location denoting all other services, feeders, and branch circuits supplying that building or structure and the area served by each. See 225.37

Action required: Modify designs to show wording and location of plaques that identify building as having multiple services.

Response: Note to provide plaques provided on electrical riser diagrams.

Licensed Contractors

By: Joe Frogge

1. Lee's Summit Code of Ordinance, Section 7-130.4- Business License. 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.

Fire Suppression:

All Safe Fire Protection

Alliance Fire Protection

Aegis Fire Protection

Plumbing:

Blue River Plumbing

Miller Plumbing Inc.

HVAC:

Alden Mechanical

Welker Heating & Cooling

Electrical:

M&S Electric

KASA Electric

MJC Electric Company

Lynn Electric and Communications