

# CRAIG T. WATSON, AIA, LLC

ARCHITECTURE □ INTERIORS □ PLANNING □ MANAGEMENT

November 7, 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 August 24, 2022. Our response in bold italics follows the comment format and order.

## FIRE PLAN REVIEW – Jim Eden

1. Comment: Provide a description of the “mental health day programs” and does it include adult daycare?

[BG] Institutional Group I-4, day care facilities. Institutional Group I-4 shall include buildings and structures occupied by more than five persons of any age who receive custodial care for less than 24 hours by persons other than parents or guardians, relatives by blood, marriage, or adoption, and in a place other than the home of the person cared for. This group shall include, but not be limited to, the following:

- 1) Adult day care
- 2) Child day care

If there are more than 5 clients, based on the information provided this facility is an I-4/B occupancy and shall meet the requirements of a I occupancy. ***Response: Please be advised that the facility is not an Adult Day Care facility. The facility supports individuals with intellectual and developmental disabilities or other medically complex challenges. The flexible programs and services are structured around the needs of each individual that is served and is designed to promote independence, skilled development and growth in their community. The facility provides professional services for training and skill development. The Occupancy Group classification is not Institutional Group I-4 but rather Group B. Furthermore, the area designated as Activity Area 101 is 396 square feet which only accommodates 4 occupants (clients) based on IBC Table 1004.5 maximum floor area allowances per occupant.***

2. Comment: When calculating the occupant load for the activity room use ICC approved and adopted occupant load factors per IFC/IBC [BE] TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT. ***Response: The Occupancy Load for Activity Area 101 has been calculated per IBC Table 1004.5. Reference revised Occupancy Load Calculations on Sheet A100/Code Information.***

3. Comment: [M] 607.2 Where required. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produced grease vapors. Exceptions:

1). Factory-built commercial exhaust hoods that are listed and labeled in accordance with UL 710, and installed in accordance with Section 304.1 of the International Mechanical Code, shall not be required to comply with Sections 507.1.5, 507.2.3, 507.2.5, 507.3.1, 507.4 and 507.5 of the International Mechanical Code.

2). Factory-built commercial cooking recirculating systems that are listed and labeled in accordance with UL 701B, and installed in accordance with Section 304.1 of the International Mechanical Code, shall not be required to comply with Sections 507.1.5, 507.2.3, 507.2.5, 507.2.8, 507.3.3, 507.4 and 507.5 of the International Mechanical Code. Spaces in which such systems are located shall be considered to be kitchens and shall be ventilated in accordance with Table 403.3.1.1 of the International Mechanical Code. For the purpose of determining the floor area required to be ventilated, each individual appliance shall be considered as occupying not less than 100 square feet (9.3 m<sup>2</sup>).

3). Where cooking appliances are equipped with integral down-draft exhaust systems and such appliances and exhaust systems are listed and labeled for the application in accordance with NFPA 96, a hood shall not be required at or above them.

4). A Type I hood shall not be required for an electric cooking appliance where an approved testing agency provides documentation that the appliance effluent contains 5 mg/m<sup>3</sup> or less of grease when tested at an exhaust floor rate of 500 cfm (0.236 m<sup>3</sup>/s) in accordance with UL 710B.

Action required – If meals are being provided for clients that produce grease laden vapors a type I hood shall be provided. If those meals are rewarmed food only, provide a statement on business letterhead stating such. **Response: The facility will not be equipped with cooking appliances. Therefore, a Type 1 hood is not required. Reference revised Floor Plan, Sheet A100. No meals will be provided for clients.**

4. Comment: 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. **Response: The facility is not an institutional Group I Classification. Therefore, a fire alarm system is not required.**

5. Comment: 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,

and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions. Provide an alarm system for an I occupancy group. **Response: The facility is not an institutional Group I Classification. Therefore, a Fire Alarm system is not required.**

#### **BUILDING PLAN REVIEW – Joe Frogge**

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: 1. Parking garages where operated without parking attendants. 2. 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: Comment is for informational purposes. While path through an office is not specifically prohibited, public access to toilets must be maintained. **Response: The number of plumbing fixtures located within the required toilet facilities are in accordance with IBC 2902 for all users. Public access to toilets will be maintained.**

#### **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 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 of the on-site contact which is where inspection reports will be sent. 8/16/22 – acknowledged in letter. **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. 8/16/22 – acknowledged in letter. **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.**

#### **PLANNING REVIEW – Joe Frogge**

1. Comment: ADA PARKING SPACE SIGN. 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 review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project. **Response: Reference Handicapped Parking Signage Detail on Sheet A100.**

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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