



7505 NW Tiffany Springs Pkwy, Suite 320 Kansas City, MO 64153 – (p) 816-801-7070

Codes Administration
220 SE Green Street
Lee's Summit, MO 64063
816.969.1200

November 15, 2022

RE: City Comments
MAMON LLC
3540 SW Market St, Lee's Summit, MO 64082

Permit # PRCOM20225390
Resubmittal

Licensed Contractors / Joe Frogge

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. The GC must be either Class A or B licensed. **Acknowledged. The General Contractor will be provided prior to pulling the permit.**

2. Lee's Summit Code of Ordinances, 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. MEP subcontractors are required to be listed on the permit. Provide company names of licensed MEP contractors. **Acknowledged. Sub-contractors will be provided prior to issuance of the permit.**

Building Plan Review / Reviewed By: Joe Frogge

1. A code analysis shall be provided which includes but is not limited to occupancy load, construction type, actual area, height and floor, allowable area, and the codes to which the project is designed. **The table has been updated to reflect the VB main structure and allowed SF.**

2. 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:

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. Public access to restroom will be required.

3. Smoking inside commercial facilities is prohibited by ordinance Sec. 17-305.



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Action required: Comment is informational. Information **Acknowledged. Final configuration will allow for ADA access to the restroom.**

Fire Plan Review

1. 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. **Acknowledged. There is no planned relocation of fire sprinkler heads in this space. Also, the removal of the walls will increase the existing range of the heads. There are two existing strobes in each of the planned rooms. The landlord representative will be contacted for coordination and confirming the main building system is operational.**
2. 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. **Submitted if needed with site conditions.**
3. 2018 IFC 901.5- Installation acceptance testing. 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.**

Bryan C. Ruoff

Bryan C. Ruoff
AIA, Leed AP, CDT, NCARB
President 3F30

Attachments: revised plan sheets
CC:/file/3F30 22029