

PERMIT REVIEW COMMENTS - LEE'S SUMMIT WEST

CORRECTION #

FIRE			RESPONSE
Jim Eden			
INFORMATIONAL	1	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.	HEI Response: Covered via specifications and NFPA 13 and NFPA 72 standard references. No action required.
INFORMATIONAL	2	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.	HEI Response: Handled via deferred submittal shop drawings.
INFORMATIONAL	2	2018 IFC 1008.1 Illumination Required. The means of egress, shall be illuminated at all times the building space served by the means of egress is occupied.	HEI Response: Revised lighting sequence of operation to be illuminated when building space is occupied. Refer to E700.

LICENSED CONTRACTORS			RESPONSE
Joe Frogge			
ACTION REQUIRED	1	GENERAL CONTRACTOR	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. 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. M* Response: General Contractor = Newkirk Novak, Project Manager = Spencer Brown, spencer.brown@newkirknovak.com, 913-312-9541
ACTION REQUIRED	2	MEP CONTRACTORS	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. MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors. Mechanical – Edwards McDowell Electrical – Arrowhead Electric 11/18 Update: Contractor now licensed for the City of Lee's Summit. Plumbing – Questec Constructors

BUILDING PLAN REVIEW			RESPONSE
Hector Soto			
INFORMATIONAL	1	FINAL DEVELOPMENT PLAN	The Building permit for this project cannot be issued until the Development Services Department has received, approved and processed the Final Development Plan. M* Response: Noted.
ACTION REQUIRED	2	GEOTECHNICAL	2018 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional. Provide soils report to justify design assumption of soil bearing capacity greater than 2,000psf. (2,500 specified on sheet S001). M* Response: See attached soils report.
ACTION REQUIRED	3	ROOF-TOP UNITS	Unified Development Ordinance Article 8, Section 8.180.E Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director. Parapets are required to be at least as tall as equipment being screened. M* Response: RTU units are mounted in a mechanical well on the roof of the new building. A combination of the exterior wall skin and "butterfly" roof form blocks visibility of the RTU's from public access roads from the East / West and all but the upper 30" of the unit on the South side of the building. The existing high school building provides screening to the North.
ACTION REQUIRED	4	EXTERIOR COLORS	2018 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. Permanent ladders installed to provide the required access shall comply with the following minimum design criteria: 1. The side railing shall extend above the parapet or roof edge not less than 30" (see code section for additional construction requirements). Provide ladder side rail extender to comply. Re: detail A5 on A322. M* Response: Side rail extender has been added to the roof hatch.

ACTION REQUIRED	5	RECIRCULATION AIR	<p>2018 IMC 403.2.1 Recirculation of air, item #3. Where mechanical exhaust is required by Note b in Table 403.3.1.1, recirculation of air from such spaces shall be prohibited. Recirculation of air that is contained completely within such spaces shall not be prohibited. Where recirculation of air is prohibited, all air supplied to such spaces shall be exhausted, including any air in excess of that required by Table 403.3.1.1. Exhaust air from restrooms is not to be recirculated but control point RD-CO appears to allow such a thing. Redesign or clarify to demonstrate compliance.</p>	<p>HEI Response: The RTU serving the restrooms is 100% outside air, no recirculation can occur.</p>
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