



November 29, 2022

via upload (Lee's Summit, Missouri Development Services)

Mr. Joe Frogge, Plan Examiner
Mr. Jim Eden, Assistant Chief of Lee's Summit Fire Department
Lee's Summit, Missouri
Development Services
220 SE Green Street
Lee's Summit, MO 64063

Re: Plan Review Conditions – Lee's Summit Fire Station #5
Permit No. PRCOM20225393

In response to Plan Review Conditions, dated November 10, 2022, GLMV Architecture offers the following responses:

Licensed Contractors	Reviewed By: Joe Frogge	Rejected
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1. 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: Below is a list of the MEP subcontractors:

- **Mechanical – Temp-Con, LLC**
- **Electrical – Pro Circuit, Inc.**
- **Plumbing – Rand Construction Company**
- **Fire Sprinkler – Aegis Fire Protection, LLC**

Fire Plan Review	Reviewed By: Jim Eden	Approved
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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 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.

Action required: Provide shop drawings for review and approval.

Response: Shop drawings will be submitted for review and approval.

2. 2018 IFC 901.1 – 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.

Action required: Provide sprinkler and hood system shop drawings for review and approval.

Response: Sprinkler and hood system shop drawings will be provided for review and approval before installation.

3. Provide exit signage above Door(s) 109A and 114A.

Response: Exit signage has been provided above Doors 109A and 114A.

4. (C100) Ensure the FDC is far enough north along the wall to keep a hose connected to the FDC from blocking Door 119D.

Response: The FDC had been moved plan north to allow full use of egress Door 119D when a hose is connected to the FDC. Location shall be coordinated with the gas meter location.

5. Provide a detail for the slide poles and guards.

Response: Detail of the slide poles and guards has been provided on Sheet A-404 – Wall Sections.

<u>Building Plan Review</u>	<u>Reviewed By: Joe Frogge</u>	<u>Rejected</u>
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1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Action required: Comment is informational

Response: GLMV is submitting revisions to the Final Development Plan (FDP) for approval.

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 preform inspections during construction on the types of work listed in under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions).

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

Response: GLMV is reaching out to contractors for proposals.

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

Action required: Comment is informational.

Response: Understood.

4. 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.

Action required: Comment is informational.

Response: Understood.

5. 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 section 701.350 to 701.380.

Action required: comment is informational.

Response: Understood.

6. ICC/NSSA 500 Standard for the Design and Construction of Storm Shelters – 106.1.1 Peer review. A peer review by an independent registered design professional for compliance with the requirements of Chapters 3, 5, 6, and 7 shall be conducted for the following shelter types:
 1. Community shelters with occupant load greater than 50.
 2. Storm shelters in elementary schools, secondary schools, and day care facilities with an occupant load greater than 16.
 3. Storm shelter in Risk Category IV (essential facilities) as defined in Table 1604.5 in the International Building code.

Action required: Provide 3rd Party peer review for storm shelter.

Response: Third-party peer review for the storm shelter is mirrored copy of Fire Station #4. Comments are the same for Fire Station #5. Refer to the attached.

7. ICC A117.1 Section 404.2.3.2 Swinging Doors and gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Provide minimum 18" clearance at latch side of door 100B in Entry Vestibule.

Response: 18" clearance at latch side of Door 100B in Entry Vestibule. Refer to Sheet A-103 – First Floor Dimension Plan.

8. 2018 IBC 706.1 General. Fire walls shall be constructed in accordance with Section 706.2 through 706.11. The extent and location 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 requirements of each separation shall apply.

Action required:

- Provide compete UL details that include nail/screw patterns.
- Coordinate fire protection scenarios. Code summary plans don't match floor plans as concerns which walls are rated.
- Provide UL detail for 2-hour separation.
- Provide UL detail for 2-hour horizontal assemblies.

Responses: The storm shelter is completely separated from the rest of the building by two-hour fire-rated walls and floor. The wall and floor assemblies have been added. See Sheet A-601 – Partition Types. UL information for two-hour rated wall assembly added; refer to Sheet A-603 – UL Assemblies. Wall types on Floor Plan updated to match Code Plan fire-rated wall; refer to Sheet A-103 – First Floor Dimension Plan.

9. 2018 IBC 1109.11 Seating at tables, counters, and work surfaces. Where seating or standing space at fixed or built-in tables, counters or work surfaces is provided in accessible spaces, at least 5 percent of the seating and standing spaces, but not less than one, shall be accessible. (see code for exception)

Action required: Modify kitchen and case elevations to show that all countertops will be accessible. Max. 34" high.

Response: An accessible countertop and sink had been provided on the wall adjacent to refrigerators. This provides the accessible component for the accessible kitchen. 22.8 percent of the total countertop surface is accessible, which includes a sink, work surface, and a microwave. Refer to Sheet I-201 – Interior Design Elevations.

10. 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 connects full size to the drainage system. The connection shall be to a vertical drain pipe or to the top half of a horizontal drain pipe. Cleanouts shall be provided in the island fixture vent to permitting 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 A3/P301 to show required cleanouts.

Response: The Island Venting Detail A5/P301 has been updated with the required cleanouts.

We look forward to your approval. Please let me know if you have any questions.

Sincerely,

GLMV Architecture



Ken Kasper
Associate AIA

KSK/am/sy

Enclosure

c (w/enc.): 18225R21001