

January 11, 2023

SENT VIA ONLINE PORTAL

City of Lee's Summit, MO  
Joe Frogge and Ben Hicks  
220 SE Green St.  
Lee's Summit 64063

**Lot 12 – SOWP – City Comments Response Letter – Permit # PRCOM20225949**

Dear Joe Frogge and Ben Hicks,

This letter is in response to the Building and Fire letter dated 12/28/22. You will find your comments in **bold** and our responses in *italics*.

**CITY COMMENTS – LICENSED CONTRACTORS**

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.**
  - **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 for the on-site contact which is where inspection reports will be sent.**
  - *Response: Acknowledged. Contractor information to be provided prior to permit pickup.*
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.**
  - *Response: Acknowledged. Contractor information to be provided prior to permit pickup.*

**CITY COMMENTS – BUILDING PLAN REVIEW**

3. **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: Comment Acknowledged.*
4. **Copies of the engineered truss package were not provided at the time of permit application.**
  - **Action required: Comment is informational. Truss package deferred to construction.**

- *Response: Comment Acknowledged.*

**5. Fire partition detail incomplete.**

- **Action required: Provide complete UL detail for fire rated wall. Must include, but not be limited to, nail/screw patterns, penetration information, and roof deck connection. (inspector's do not have access to UL information in field)**
- *Response: Refer to revised sheet A100, details 19 and 20 for penetration and wall to deck connection.*

**6. 2017 NEC Article 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.**

- **Action required: Provide receptacle(s) within 25' of roof mounted hvac. (Mech schedule specifies unpowered receptacles)**
- *Response: Refer to revised sheet E201. Weatherproof GFI receptacles have been added at each RTU.*

**7. 2017 NEC 230.72 Grouping of disconnects. (A) General. The two to six disconnects as permitted in 230.71 shall be grouped. Each disconnect shall be marked to indicate the load served. (see code for exception)**

- **Action required: provide clearly marked means of disconnecting entire power supply to building or group disconnects next to each other.**
- *Response: Refer to revised sheets E102 and E201. The (3) service disconnects have been grouped as close as possible on the back of the building.*

**CITY COMMENTS – FIRE PLAN REVIEW**

**8. 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.**

- **Action Required: Submit PE stamped drawings to Lee's Summit Fire Dept for review**

- *Response: Comment Acknowledged. PE Drawings will be submitted as a deferred submittal to Lee's Summit Fire Department by the GC.*

**9. 2018 IFC 609.2- 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 produce grease vapors.**

- **Action Required: Any cooking appliances producing grease laden vapors requires hood**
- *Response: All cooking appliances and associated hood/exhaust system are per tenant and tenant plans. Cooking appliances and associated hood/exhaust system not in Landlord scope.*

**10. 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.**

- **Action Required: Submit PE stamped drawings to Lee's Summit Fire Dept for review**
- **Action Required: Submit PE stamped shop drawings to Lee's Summit Fire. Noted deferred submittal in plans**
- *Response: Comment Acknowledged. PE Drawings will be submitted as a deferred submittal to Lee's Summit Fire Department by the GC.*

**11. 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.**

- **Action Required: Informational, call 816-969-1300 to schedule alarm/sprinkler/ hood testing**
- *Response: Comment Acknowledged.*

**12. 2018 IFC 1004.3- Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.**

- **Action Required: Verified at inspection**
- *Response: Comment Acknowledged.*

**13. 2018 IFC 505.1- Address numbers.** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building, each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

- Action Required: Verified at inspection

- *Response: Comment Acknowledged.*

**14. 2018 IFC 506.1- 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.

- Action required: Knox box placed above FDC

- *Response: Refer to revised sheets A100 and A200 for Knox box relocation and P201 for FDC location.*

**15. 2018 IFC 904.11.5- Portable fire extinguishers for commercial cooking equipment.** Portable fire extinguishers shall be provided within a 30-foot (9144 mm) travel distance of commercial-type cooking equipment. Cooking equipment involving vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher.

- Action Required: Class K required for kitchen

- *Response: Fire extinguishers for kitchen usage are per tenant and tenant plans.*

**16. 2018 IFC 906.2- General requirements.** Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

- Action Required: Show locations of extinguishers

- *Response: Refer to revised sheet G100 for added fire extinguisher locations.*

**17. 2018 IFC 907.3.1 Duct smoke detectors.** Smoke detectors installed in ducts shall be listed for the air velocity, temperature, and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

- **Action Required: CFM of RTU's requires duct detection**
- *Response: Duct smoke detectors provided in supply and return ducts for rooftop units. Refer to Sheet M201, ROOFTOP AIR CONDITIONING UNIT SCHEDULE-GAS HEAT, Note 8.*

**18. 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.**

- **Action Required: Show locations of emerg. interior lights, exit lights, exterior emerg. means of egress lights**
- *Response: Refer to new sheet E202 Electrical Lighting Plan. Emergency exit signage, and temporary space lighting with emergency battery backup have been added into each shell tenant space. Remote emergency lighting heads have been added above each exterior exit.*

**19. 2018 IFC 1008.3.1 & 3.2 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following: 1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress. 2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits. 3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.**

- **Action Required: Show all emerg. lighting and exits**
- *Response: Refer to new sheet E202 Electrical Lighting Plan. Emergency exit signage, and temporary space lighting with emergency battery backup have been added into each shell tenant space. Remote emergency lighting heads have been added above each exterior exit.*

**OWNER CHANGES:**

1. SHEET G000 – DRAWING INDEX WAS UPDATED
2. SHEET G100 – FIRE EXTINGUISHER LOCATIONS ADDED TO FRONT AND REAR WALLS TO BOTH TENANTS 100 AND 101.
3. SHEET C2.0 – PLAN UPDATED.
4. SHEET C3.0 – GAS LINE UPDATED.
5. SHEET C4.0 – REVISED GAS SERVICE LINE.
6. SHEET C7.0 – CHANGED THE UNDERLYING BASE MAP TO SHOW CURRENT SURVEY INFORMATION.
7. SHEET C8.0 – PLAN UPDATED.
8. SHEET C13.0 – DETAIL 1 REMOVED AND CMU NOTE ADDED TO DETAIL 9.
9. SHEET C14.0 – PLAN UPDATED.
10. SHEET AS100 – SIDEWALK ON SOUTHEAST CORNER OF BUILDING ADDED.
11. SHEET A100 – DETAILS 19 AND 20 ADDED TO SHEET, WALL TYPE “B” ADDED DECK CONNECTION AND CALLOUT, DETAIL 1 MOVED KNOX BOX NOTE TO WEST OF TENANT 100, AND ELEVATION TAG ADDED TO EAST OF TENANT 100.
12. SHEET A200 – DETAIL 1 KNOX BOX LOCATION MOVED TO LEFT SIDE OF ENTRY DOOR AND MATERIAL SCHEDULE INFORMATION ADDED.
13. SHEET A201 – DETAIL 4 AND MATERIAL SCHEDULE INFORMATION ADDED.
14. SHEET A800 – DOOR SCHEDULE AND FRAME TYPES UPDATED AND DOOR HARDWARE SCHEDULE ADDED.
15. SHEET M201 – UPDATED ROOFTOP UNIT SCHEDULE PER MODEL NUMBER UPDATES
16. SHEET E102 – SERVICE DISCONNECTS, AND METERS GROUPED TOGETHER AS CLOSE AS POSSIBLE ON THE BACK OF THE BUILDING PER PLAN REVIEW COMMENT. FDC CONNECTION ADDED TO WEST SIDE OF TENANT 100. GAS PIPING SHOWN CONNECTING TO RTU’S.
17. SHEET E201 – SERVICE DISCONNECTS, AND METERS GROUPED TOGETHER AS CLOSE AS POSSIBLE ON THE BACK OF THE BUILDING PER PLAN REVIEW COMMENT. ROOFTOP UNITS SHOWN FOR REFERENCE. WEATHERPROOF, GFI RECEPTACLES SHOWN AT EACH RTU PER PLAN REVIEW COMMENT.
18. SHEET E202 (ADDED) – TEMPORARY SHELL LIGHTING ADDED IN EACH TENANT SPACE PER PLAN REVIEW COMMENT. EXIT SIGNAGE WITH EXTERIOR REMOTE HEADS ADDED AT EACH EXIT PER PLAN REVIEW COMMENT.
19. SHEET E301 – RISER DIAGRAM REVISED TO SHOW CONDUITS TO HOUSE PANEL AND VIA 313 TENANT SPACE ROUTED UNDERGROUND FROM SERVICE DISCONNECT SINCE DISCONNECTS WERE MOVED AND ARE NO LONGER DIRECTLY BY THE PANEL/TENANT SPACE THEY ARE SERVING. LIGHTING CONTROLS SCHEDULE UPDATED TO SHOW CONTROLS FOR SHELL SPACES.
20. SHEET S001 – UPDATED GENERAL NOTES TO BE PROJECT SPECIFIC.
21. SHEET S100 – UPDATED PLAN TO BE MORE PRECISE IN STRUCTURAL REFERENCES
22. SHEET S200 – UPDATED PLAN TO BE MORE PRECISE IN STRUCTURAL REFERENCES
23. SHEET S301 – UPDATED BASE PLATE DETAIL TO SHOW PLATE NEEDED FOR CANOPY POSTS
24. SHEET S302 – UPDATED MULTIPLE DETAILS FOR CONSTRUCTION ACCURACY
25. SHEET S303 – UPDATED MULTIPLE DETAILS FOR CONSTRUCTION ACCURACY
26. SHEET S401 – ADDED REQUIRED SILL FRAMING FOR MULTIPLE HEADERS

27. SHEET S402 – MOVED SEVERAL DETAILS FOR STRUCTURAL CLARITY
28. SHEET S403 – UPDATED MULTIPLE DETAILS FOR CONSTRUCTION ACCURACY
29. SHEET S404 – UPDATED MULTIPLE DETAILS FOR CONSTRUCTION ACCURACY
30. SHEET S405 – ADDED ADDITIONAL TYPICAL TRUSS DETAILS
31. SHEET S406 – UPDATED MOMENT CONNECTION SECTION
32. SHEET S500 – UPDATED ELEVATIONS TO SHOW HEADER TYPES
33. SHEET S501 – UPDATED ELEVATIONS TO SHOW HEADER TYPES

This concludes our response to your comments. Please feel free to contact us should you have any further questions or concerns.

Sincerely,



Date Signed JAN 10 2023

Henry C. Klover  
Proprietor

Attachments:

1. SHEET G000
2. SHEET G100
3. SHEET C2.0
4. SHEET C3.0
5. SHEET C4.0
6. SHEET C7.0
7. SHEET C8.0
8. SHEET C13.0
9. SHEET C14.0
10. SHEET AS100
11. SHEET A100
12. SHEET A200
13. SHEET A201
14. SHEET A800
15. SHEET M201
16. SHEET E102
17. SHEET E201
18. SHEET E202
19. SHEET E301
20. SHEET P201
21. SHEET S001

- 22. SHEET S100
- 23. SHEET S200
- 24. SHEET S301
- 25. SHEET S302
- 26. SHEET S303
- 27. SHEET S401
- 28. SHEET S402
- 29. SHEET S403
- 30. SHEET S404
- 31. SHEET S405
- 32. SHEET S406
- 33. SHEET S500
- 34. SHEET S501

CC:

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