



January 9, 2023

Joe Frogge  
Building Official – City of Lee's Summit Development Services Department  
220 SE Green Street  
Lee's Summit, MO 64063  
816.969.1200 phone  
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RE: **Response to plan review report dated December 9<sup>th</sup>, 2023**  
**Jazzercise – Commercial Permit Plan**

Attached you will find our responses and associated revisions to your review comments that have occurred since our original submittal.

**Planning Review:** Joe Frogge | Plans Examiner  
816.969.1241 | [Joe.Frogge@cityofls.net](mailto:Joe.Frogge@cityofls.net)

1. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed  
Action Required: Clarification needed – square footage indicated for occupant loads don't appear to match floor plan.

**Response:**

**Refer to updated Cover Sheet Occupant Load information and code plan.**

2. 2018 IBC 1209.2 Finish Materials. Walls, floors, and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4.  
2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches.  
2018 1209.2.2 Walls and Partitions. Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)  
Action Required: Specify compliant wall finish material on side wall adjacent to water closets.

**Response:**

**Refer to updated sheet A101.**

3. 2018 IMC 403.2 Outdoor air required. The minimum outdoor airflow rate shall be determined in accordance with Section 403.3. (see code for exception)  
Action Required: Revise drawings to show outside air calculations as well as method of delivery.

**Response:**

Refer to updated sheet M101.

4. 2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code.  
Action Required: Provide mop sink

**Response:**

Refer to updated sheets A101 & P101.

5. 2018 IMC 602.2.1 Materials within plenums. Except as required by Sections 602.2.1.1 through 602.2.1.5, materials within plenums shall be noncombustible or shall be listed and labeled as having a flame spread index of not more than 25 and a smoke-developed index of not more than 50 when tested in accordance with ASTM E84 or UL 723. (see code section for exceptions)  
Action Required: Comment is informational. PVC is specified but plans don't show whether the return air is ducted or not. To be field verified. (PVC will not be allowed if the return air is via a plenum space)

**Response:**

Refer to note 6 added to M101 – no plenum return.

**Fire Plan Review:** Ben Hicks | Fire Plan Examiner  
816.969.1300

1. Informational: Complete code Analysis.

**Response:**

Refer to updated cover sheet.

End of comments.

If you have any questions, please let me know.  
Best Regards,

**Scott Green**

Associate

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