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Thursday, March 8th, 2023

Permit No: PRCOM20230845
Project Title: NEW LONGVIEW - BUILDING 31 LANDLORD HVAC
Project Address: 420 SW LONGVIEW BLVD, Unit:100, LEES SUMMIT, MO 64081
Parcel Number: 272031

Re: HVAC for Future Tenants

To the City of Lee's Summit,

In response to the comments for the above permit submittal, the architect of record has the following responses:

2. 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.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section.

RESPONSE: Per previously constructed building plans, HVAC zones on roof are hidden behind raised portions of the parapet to ensure that units are not visible from any public viewing on all 4 sides.

3. 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)

Action required: Provide permanent access each roof section that has hvac equipment.

RESPONSE: Per previously constructed building plans, each of the two-story units have their own roof access ladder and hatch.

6. 2018 IBC 1015.6 Mechanical equipment, systems and devices. Guards shall be provided where various components that require service are located within 10 feet of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches above the floor, roof or grade below. The guard shall extend not less than 30 inches beyond each end of such components. The guard shall be constructed so as to prevent the passage of a sphere 21 inches in diameter.

Action required: Provide guards at parapets or provide verification that existing parapets are adequate.

RESPONSE: Per previously constructed building plans, mechanical zones are located so that mechanical equipment can be installed further than 10' from any lower parapet, or closer to parapets that are taller than 30" above the surface of the roof. Mechanical units are intended to be behind the taller parapets to meet requirements of the UDO, and meet the requirements of IBC.

Regards,

Jeff Windmeyer
Project Designer

