

March 20, 2023

Mr. Joe Frogge, Plans Examiner
220 SE Green Street
Lee's Summit, MO 64083

RE: PRCOM20230813
Westlake ACE Hardware
3511 SW Market Street
Lee's Summit, Missouri

Dear Joe,

Please find this letter and revised uploaded drawings that address the plan review comments submitted on March 13, 2023.

Changes to plans occur on sheets A2.1, A2.2, A3.1 and E1.0.

Building Plan Review

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.

DAE response: Comment is acknowledged. FDP was resubmitted last week and are awaiting review and 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 perform inspections during construction on the types of work listed 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.

DAE response: Letter of Responsibility from KC Testing has been uploaded to the portal.

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 side rail extender at roof hatch ladder.

DAE response: A Bilco Ladder Up extension rail has been added to the roof ladder detail on sheet A2.2.

4. 2018 IBC Exit Signs 1013.1 Where Required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit of the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. (see code section for exceptions)



Action required: Provide exit sign that leads into Hall 107.

DAE response: Electrical sheet E1.0 has been updated to show exit sign.

Fire Plan Review

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 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- Provide shop drawings for review and approval.

DAE response: comment is acknowledged. General contractor will provide fire alarm deferred submittal which will be sent to the city for review and approval prior to any work done.

2. 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- Provide a Knox box 6' AFF over the FDC.

DAE response: A Knox box is called out on floor plan sheet A2.1 note 8. It was located near exit door 06, however I have moved it to the south wall so that it is located over the FDC.

3. 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- Provide shop drawings for review and approval.

DAE response: comment is acknowledged. General contractor will provide fire protection sprinkler drawings and calculations as a deferred submittal which will be sent to the city for review and approval prior to any work done.

4. Complete a Hazardous Materials Permit Application for LPG exchange and bottle refilling. Provide information and drawings for the refilling area.

DAE response: comment is acknowledged. DAE, Westlake and Ferrell Gas will provide the city with the application and documents for the LPG exchange and bottle refilling as a deferred submittal. They will be sent to the city for review and approval prior to any work done.

5. Provide an exit sign over door 107 hall. Exit signage chevrons shall point to the nearest exit.

DAE response: Exit sign has been added to revised sheet E1.0.

6. 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- Provide an ABC type fire extinguisher at the 107 hallway.

DAE response: a fire extinguisher is located in hall 107. Refer to floor plan A2.1 in Hallway 107 and note 1 referencing the fire extinguisher in a semi-recessed cabinet.

Respectfully submitted,

Davidson Architecture and Engineering



Powell Minnis
Senior Architect

