

Mar 21, 2023

Lee's Summit Development Services
414 E. 12th Street
Kansas City, MO 64106

RE: Project Title: F45 FITNESS; Permit No: PRCOM20230960
 Project Address: 1138 NE DOUGLAS ST, LEES SUMMIT, MO 64086
 Parcel Number: 52910140800000000
 Legal Description: DOUGLAS STATION COMMERCIAL PARK LOTS 3-A, 4-A & 5-A LOT 3-A
 Type of Work: CHANGE OF TENANT
 Occupancy Group: ASSEMBLY FOR INDOOR SPORTING
 Description: TENANT FINISH FOR FITNESS TRAINING CENTER

Initial Building information for permit is as follows:

Occupancy Group: A-3, B
Building Class: 5-B (corrected)

The following is submitted in response to the above-named project plan review discrepancy report dated 3/16/23. City comments are numbered per the report and are followed by responses in red.

FIRE PLAN REVIEW – Jim Eden, (816) 969-1300

Comment 1: *2018 IFC 703.1 – Maintenance... The integrity of the rated separation wall to the south will be verified at inspection. Make repairs as needed.*

Response 1: *Acknowledged. Existing rated separation wall is to be maintained intact. Plan revisions reference new furring/chase to be applied where required (at in-wall blocking, laundry box/duct, etc.).*

Comment 2: *2018 IFC 505.1 – Address numbers... Action required- All doors to the space shall be posted using one address. Verified at inspection.*

Response 2: *Both doors on Front (East) are addressed. Acknowledged.*

Comment 3: *2018 IFC 906.2 – General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.*

Response 3: *Acknowledged.*

Comment 4: *2018 IFC 504.2 Maintenance of exterior doors and openings... Action required- Label the*

exterior of the blocked door.

Response 4: Revised plan note 1 on A1.01 to include "THIS DOOR BLOCKED" signage on exterior face.

Comment 5: *Miscellaneous Correction. Provide exit signage above door 102.A.*

Response 5: Revised Reflected ceiling plan (A9.01) and Electrical Lighting Plan (E2.0)

BUILDING PLAN REVIEW – Joe Frogge, (816) 969-1200

Comment 3: *IBC 602.1 Type of Construction... Action required: Modify Building Data to show correct construction type which is 5B.*

Response 3: Corrected. (Sheet A0.01).

Comment 4: *2018 IBC 2902.2 Separate Facilities... Action required: Provide separate facilities for each gender or submit a Code Modification Request (CMR) to request use of 2021 codes to justify coed use.*

Response 4: CMR Attached. Requested acceptance in consideration of 2021 IBC 2902.2 Exception 5 for single user, unisex toilet rooms as not required to be gender specific. No changes to plans.

Comment 5: *2018 IBC 1109.12.3 Point of sale and service counters... Action required: Provide at least 3 linear feet of counter space that is maximum 36 high on customer side of check-in desk.*

Response 5: Owner intends to provide hinged, folding transaction top to meet code. This is currently shown in elevations on Sheet A4.01. (Sheet A1.01 to show revised outline where hinged, folding counter located).

Comment 6: *ICC A117.1-2009 Section 303 Changes in Level 303.1 General... Action required: Provide verification that Rubber Sport Floor Tile and Synthetic Turf will be installed in compliance with change in level requirements.*

Response 6: Acknowledged – no change in level.

Comment 7: *2018 IBC 706.1 General... Action required: Dryer duct and Washer Box shown installed in fire rated partition. Relocate or provide design that demonstrates compliance.*

Response 7: Existing rated separation wall is to be maintained intact. New furring is to be applied where required for new in-wall blocking and washer/dryer box (Detail added 3/A1.00 and callout on Plan A1.01). MEP plans revised to reflect change/chase (Revised Sheets M1.0, P1.0, E1.0, and E2.0)

Please notify myself or the general contractor if further clarifications are required.

Sincerely,

Jason Hansen

Momentum Architecture + Design

