



# NSPJ

ARCHITECTS PA

April 28, 2023

Joe Frogge  
Development Services  
220 SE Green Street  
Lee's Summit, MO 64086

RE: Response to City Comments

PERMIT NO: PRCOM20231105  
PROJECT TITLE: TRILOGY(SUMMIT SQUARE 3)  
PROJECT ADDRESS: 800 & 810 NW WARD ROAD, LEE'S SUMMIT, MO 64086  
PARCEL NO: 283738  
LOCATION/LEGAL: SUMMIT FAIR LOTS 10A-10C ---LOT 10B  
TYPE OF WORK: NEW MULTI-FAMILY

Mr. Frogge,

We have received your review comments letter, dated April 21, 2023 for the referenced project and are responding to your comments in the order received as follows. You will find our responses in bold below your original comments.

### Fire Plan Review

9. Provide exit and emergency lighting in the coworking/lobby area.  
04/21/2023- (E1.06) Exit and emergency lighting not shown from lobby and second floor.

**Response: Lighting added.**

### Building Plan Review

1. This review is for all buildings on site.  
Action required: Comment is informational.  
4/20/23 - acknowledged in letter

2. The project cost, which is used to establish the permit fee, has not been provided.  
Action required: Provide cost estimate breakdown for all structures including, but not limited to, each apartment building, each garage/carport, pool, gazebo, etc.  
4/20/23 - acknowledged in letter and an excel spreadsheet provided but information requested not found. Please provide a list of each structure, including garages/car ports, along with their individual construction cost estimate.

**Response: List of structures and costs are included in this response.**

3. Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.  
Action required: Comment is informational.  
4/20/23 - acknowledged in letter



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4. Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector.

Action required: Comment is informational.

4/20/23 - acknowledged in letter

5. Elevator Safety Act and Rules 701.361 - Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

Action required: Comment is informational.

4/20/23 - acknowledged in letter

6. For the Health Department review of public pools contact Casey Elledge with the Jackson County Public Works Department, Environmental Services Division, at (816) 223-9769. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is informational.

4/20/23 - acknowledged in letter

7. For the Health Department inspection of public pools contact Casey Elledge with the Jackson County Public Works Department, Environmental Health Division at (816) 223-9769. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational.

4/20/23 - acknowledged in letter

8. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Comment is informational. Submittal deferred per request.

4/20/23 - acknowledged in letter

12. 2018 IBC 502.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of ½ inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

Action required: We are still in the process of assigning addresses to structures. We will let you know when we are complete.

4/20/23 - Numbers cited are correct but we will be adding more for garages, etc.

**Response: Acknowledged. Please let us know what the final addresses are and we will include in our drawings.**



15. ICC A117.1 Section 604.3.1 Clearance Width. Clearance around a water closet shall be 60 inches minimum in width, measured perpendicular from the sidewall.

Action required: Provide minimum 60" behind water closets at restrooms near Fitness room in Building #1 Section B.

4/20/23 - New design has 1 compliant WC out of 2.

**Response: Per IBC Section 1109.2, exception 3, the second restroom near the fitness room is not required to be accessible.**

***"Each toilet room and bathing room shall be accessible. Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing rooms provided within the facility shall be located on the inaccessible floor.***

***Exception 3: Where multiple single-user toilet rooms or bathing rooms are clustered at a single location, at least 50% but not less than 1 room for each use at each cluster shall be accessible."***

16. 2018 IPC 403.2 Separate Facilities. (As amended by Lee's Summit Code of Ordinances Section 7-405) Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for dwelling units and sleeping units.
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer.
4. Separate facilities shall not be required in business occupancies in which the maximum occupant load is 25 or fewer.

Action required: Provide gender specific restrooms in common areas. (or apply for Code Modification Request to use 2021

code cycle which allows coed in more situations)

4/20/23 - unable to verify. sheets missing. CMR submitted and pending.

**Response: Sheet A7.00 – Clubhouse 1<sup>st</sup> Floor Plan shows all of the restroom facilities provided for the public space of this project. Each water closet provided is in an individual, private compartment with a lockable door. Three of the compartments include a lavatory. Our code modification request asks to utilize the provisions in the 2021 IPC, section 403.2, Exceptions 5 & 6 which allows code-style restrooms as long as certain requirements are met.**

19. \*\*4/20/23 - comment added after new documents received that were not part of original submittal. \*\*

2018 706.6 Vertical continuity. Fire walls shall extend from the foundation to a termination point not less than 30 inches above both adjacent roofs.

Exceptions: (see code for complete list)

4. In buildings of Types III, IV and V construction, walls shall be permitted to terminate at the underside of combustible roof

sheathing or decks provide that all of the following are met: (see code for complete list)

4.1. Roof openings are not less than 4 feet from the fire wall.

Action required: Relocate penetrations to comply.

**Response: Penetrations have been relocated and coordinated.**



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20.\*\*4/20/23 - comment added after new documents received that were not part of original submittal.\*\*

2018 IPC 604.9 Water hammer. The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. A water-hammer arrestor shall be installed where quick-closing valves are utilized. Water-hammer arrestors shall be installed in accordance with the manufacturer's instructions. Water-hammer arrestors shall conform to ASSE 1010.

Action required: Remove reference to air chambers as they are not allowed.

**Response: Air chamber note removed and replaced with expansion compensator.**

21.\*\*4/20/23 - comment added after new documents received that were not part of original submittal.\*\*

Section 918.1 is hereby amended to read as follows: Air admittance valve are only allowed when approved by the Administrative Authority. Vent systems utilizing air admittance valves shall comply with this section. Stack-type air admittance valves shall conform to ASSE 1050. Individual- and branch-type air admittance valves shall conform to ASSE 1051.

Action required: Remove references to air admittance valves as they are not allowed in new construction.

**Response: Air admittance note removed and replaced with expansion compensator.**

22.\*\*4/20/23 - comment added after new documents received that were not part of original submittal.\*\*

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 directs to Stair A. re: E1.04

**Response: Exit sign added**

23.\*\*4/20/23 - comment added after new documents received that were not part of original submittal.\*\*

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 receptacles within 25' of roof mounted hvac equipment.

**Response: Receptacles added.**

24.\*\*4/20/23 - comment added after new documents received that were not part of original submittal.\*\*

Panel schedules incomplete.

Action required: Specify locations and ratings/amperages. re: E3.05 & E3.06

**Response: Detail added to panel schedules**

25.\*\*4/20/23 - comment added after new documents received that were not part of original submittal.\*\*

2017 NEC Article 110.26 (C) (2) Large Equipment. For equipment rated 1200 amperes or more and over 6 feet wide that contains overcurrent devices, switching devices, or control devices, there shall be one entrance to and egress from the required working space not less than 24" wide and 6'6" high at each end to the working space. A single entrance to and egress from the required working space shall be permitted where either of the conditions in 110.26(C)(2)(a) or (C)(2)(b) is met.

(a) Unobstructed Egress. Where the location permits a continuous and unobstructed way of egress travel, a single entrance to the working space shall be permitted.

(b) Extra Working Space. Where the depth of the working space is twice that required by 110.26(A)(1), a single entrance shall be permitted. It shall be located such that the distance from the equipment to the nearest edge of the entrance is not less than the minimum clear distance specified in Table 110.26(A)(1) for equipment operating at that voltage and in that condition.

110.26 (C)(3) Personnel Doors. Where equipment rated 800 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 25 feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic hardware.

Action required: Modify designs to comply with number of exits, door swing, and door hardware to comply at Electrical Rooms.

**Response: Electrical meters previously located within the building in rooms have been relocated to the exterior of the building.**

### **Licensed Contractors**

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.

4/20/23 - acknowledged in letter





