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June 1, 2023

ATTN: Joe Frogge | Plans Examiner
220 SE Green Street
Lee's Summit, MO 64063
O: 816.969.1241
Joe.Frogge@cityofls.net

RE: Residences at Blackwell
#PRCOM20231204
NSPJ Job #696521

- COMMENT RESPONSE LETTER -

To Whom it May Concern,

Please find the comments received 04.14.2023 re-typed below. Adjacent to each comment is a response intended to resolve the comment. Revisions to the submitted documents, where required and indicated in the responses, are or shortly will be, resubmitted with this letter and scheduled in a Narrative of Changes letter included in the resubmittal.

LISCENSED CONTRACTORS

COMMENT #1: Lee's Summit Ordinance, Section 7-130.10 – Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances. Action Required: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and an email address & phone number for the on-site contact which is where inspection reports will be sent.

RESPONSE #1: Acknowledged. General Contractor company information will be forwarded shortly.

COMMENT #2: 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.

RESPONSE #2: Acknowledged. MEP contractor company information will be forwarded shortly.

BUILDING PLAN REVIEW

COMMENT #1: This review covers all new structures on site. Action Required: Comment is informational.

RESPONSE #1: Acknowledged.

COMMENT #2: 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.

RESPONSE #2: Acknowledged.

COMMENT #3: 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 Ordinance Chapter 7. Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

RESPONSE #3: Acknowledged. Special Inspections company information and list of inspections will be forwarded shortly.

COMMENT #4: 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.

RESPONSE #4: Acknowledged.

COMMENT #5: 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.

RESPONSE #5: Acknowledged.

COMMENT #6: 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 certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380. Action required: Comment is informational.

RESPONSE #6: Acknowledged.

COMMENT #7: 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.

RESPONSE #7: Acknowledged. Per phone call on 04.24.2023 between Garret Wilson & Joe Frogge, Joe clarified that a building permit can be issued without this approval, but that no work related to the pool will receive permits until this approval is made.

COMMENT #8: 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 Occupancy from the City of Lee's Summit. Action required: Comment is informational.

RESPONSE #8: Acknowledged.

COMMENT #9: 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: Comment is informational. Address scenario has yet to be decided. We will inform your team after we make these decisions.

RESPONSE #9: Acknowledged.

COMMENT #10: Code of Ordinances Sec. 7-1010. – Step or Ladders. Two (2) or more means of egress in the form of steps or ladders shall be provided for all swimming pools. At least one such means of egress shall be located on a side of the pool at both the deep end and shallow end of the pool. Treads of steps and ladders shall be constructed of non-slip material and at least three (3) inches wide for their full length. Steps and ladders shall have a handrail on both sides. Exception: Pools accessory to one and two family dwellings. Action required: Provide hand rails at both sides of stairs/ladders.

RESPONSE #10: Compliant means of egress from the pool added to Sheet SP1.01.

COMMENT #11: 2018 IBC 1006.1 General. The number of exits or exit access doorways required within the means of egress system shall comply with the provisions of Section 1006.2 for spaces, including mezzanines, and Section 1006.3 for stories or occupied roofs. Action required: Provide compliant 2nd emergency exit out of pool area.

RESPONSE #11: Compliant means of egress from the pool added to Sheet SP1.01.

COMMENT #12: Provide complete foundation/pier designs for amenities including, but not limited to, Trellises, Monument Signs, Cabanas, etc.

RESPONSE #12: Site structure's structure will be submitted as deferred submittals. SP1.XX – Series drawings are for design intent only.

COMMENT #13: Copies of the engineered truss package were not provided at the time of permit application. Action required: deferred per request. Inspections not allowed until truss packages have been submitted and approved.

RESPONSE #13: Acknowledged.

COMMENT #14: 2018 IBC 420.2 Separation walls. Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling units or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with section 708. Action required: Walls between dwelling units must be minimum 1hr rated. Currently shown as non-rated 'W'. Should these be 'G'?

RESPONSE #14: Wall assembly tags revised to show proper wall types.



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COMMENT #15: ICC A117.1 Section 404.2.3.2 Swinging Doors and gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.3.2. Action required: Provide minimum 18" at pull side of door out of Co-Work space at main level of clubhouse.

RESPONSE #15: Door hinge side reversed to provide proper clearance on Sheet A5.03

COMMENT #20: 2018 507.2 Type I hoods. Type I hoods shall be installed where cooking appliances produce grease or smoke as a result of the cooking process. Type I hoods shall be installed over medium-duty, heavy duty and extra-heavy-duty cooking appliances. Action required: Provide Type I hood above range at clubhouse kitchen.

RESPONSE #20: The electric range is a domestic type appliance used for domestic purposes servicing a predominate Group R Occupancy and will be used for show and warming only. The hood has a filter. Meals, if provided, will be catered.

COMMENT #21: 2018 507.3 Type II hoods. Type II hoods shall be installed above dishwashers and appliances that produce heat or moisture and do not produce grease or smoke as a result of the cooking process, except where the heat and moisture loads from such appliances are incorporated in to the HVAC system design or into the design of a separate removal system. Provide Type II hood at clubhouse kitchen dishwasher or demonstrate compliance via exceptions.

RESPONSE #21: The dishwasher is a domestic type appliance used for domestic purposes servicing a predominate Group R Occupancy.

FIRE PLAN REVIEW

COMMENT #1: 2018 IFC 907.1.1-Construction documents. Construction documents for fire alarm systems shall be submitted for review an approval prior to system installation. Construction documents shall include, but not 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. Manufacturer's, 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 alarm shop drawings as a deferred submittal to the City Portal at devservices.cityofls.net.

RESPONSE #1: Acknowledged.

COMMENT #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 boxes at 6'-0" AFF over each FDC and a Knox elevator key box at each main level elevator lobby.

RESPONSE #2: Knox box locations added to Sheet A0.10 & A0.11.



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COMMENT #3: 2018 IFC 901.2-Construction documents. The fire code official shall have the authority to require construction documents and calculation 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 installation. Action required: Provide sprinkler system shop drawings as a deferred submittal to the City Portal at devservices.cityofls.net. Order at Knoxbox.com.

RESPONSE #3: Acknowledged.

COMMENT #4: 2018 IFC 906.2-General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

RESPONSE #4: Acknowledged.

COMMENT #5: Class 1 standpipes with 2.5" hose connections shall be provided on every level in each of the stair towers and stair entrances.

RESPONSE #4: Acknowledged.

COMMENT #6: IMC 607.2 Where required. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

RESPONSE #6: The electric range is a domestic type appliance used for domestic purposes servicing a predominate Group R Occupancy and will be used for show and warming only. The hood has a filter. Meals, if provided, will be catered.

COMMENT #7: 2018 IFC 906.5-Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel. Action required: Provide fire extinguishers in the corridors at each of the stairways and along the corridor with the garages. Provide fire extinguisher in the clubhouse including K class.

RESPONSE #7: Common Area fire extinguishers are not required when 1-A:10-B:C PFE's are provided in each dwelling unit in a Group R-2 Occupancy per 2018 IBC Section 906.1 Exception #1. Sheet A0.10 shows and notes the locations of these PFE's. For the clubhouse, the electric range is a domestic type appliance used for domestic purposes servicing a predominate Group R Occupancy and will be used for show and warming only. Meals, if provided, will be catered. Therefore, the cooking appliance will not be used for the cooking of cooking media (vegetable or animal oils and fats). In any event, multiple 2-A:10-B:C are near the clubhouse show/warming kitchen which are rated to be able to fight oil (among other) fires.

COMMENT #8: Provide exit signage from the Refuge Room.

RESPONSE #8: Sheet E1.10 revised to show these exit signs.



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COMMENT #9: 2018 IFC 1004.3-Posting of occupant Load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent. Post the occupant load for the refuge rooms for a shelter and multi-purpose room.

RESPONSE #9: Acknowledged.

COMMENT #10: Provide hardware information in the Door Schedule

RESPONSE #10: Door schedules have been revised on Sheet A6.00 & A6.01

This concludes the comment and response letter. If you have any questions, please feel free to call.

Sincerely,

Clint E. Evans, AIA | NCARB
Principal Architect | Co-President

NSPJ Architects, P.A.
C-Corporation, # 48-0800449