



May 5, 2023

To: Joe Frogge - Plans Examiner – (816) 969- 1241
City of Lee's Summit, MO

Re: Application for Building Permit Application #PRCOM20230107
Property: 34720010800000000 - Address: 1501 NE US 40 HWY, LEES SUMMIT, MO 64064

To Whom it May Concern,

In response to the received and reviewed 1st permit drawings submission at your office, please refer to the attached responses below and the attached revised drawings. All changes to the drawings have been bubbled as Delta #1, labeled as 'Permit Revisions', and dated for 04-25-2023:

Fire Plan Review Reviewed By: Jim Eden Rejected

1. Comments 1 -8 are for the main building and site. Item 9 is for the driving area. Permit approved per conditions for the driving area only.

3. 2018 IFC 904.11.5- Portable fire extinguishers for commercial cooking equipment. Portable fire extinguishers shall be provided within a 30-foot (9144 mm) travel distance of commercial-type cooking equipment. Cooking equipment involving vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher.

Action Required: Show class K extinguisher in kitchen. Provide ABC type extinguishers. Only class A are shown.

Response by HFA Team: The revised G002 Sheet provides the Class K portable fire extinguisher location(s).

4. 2018 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

Action Required: Call 816-969-1300 to schedule kitchen hood testing

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Response by HFA Team on behalf of MAPP: The General Contractor (MAPP) has been made aware of the requirement for this future testing that will need to be completed.

7. Clarify what Existing Hardware is for the doors. All spaces shall have doors openable from the inside.

Response by HFA Team: The revised A101.2 Sheet shows a swinging door added to the stacked storage unit shipping container, with the hardware provided on Sheet A101.1. The existing shipping container doors that will be used for the Ball Wash (Room #107) and Storage Room (Room #106) will not have any occupants other than for incidental situations, and those doors will remain unlocked and open during standard business hours. The shipping container existing door hardware has been added to the Door Schedule on Sheet A101.1.

9. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA

Response by HFA Team: Sheet G002 provides the portable fire extinguisher locations as required by local codes.

10. Action required for the driving area- Provide ABC Type fire extinguishers along the driving area where travel distance would not exceed 75'.



Response by HFA Team: The fire extinguisher locations for the Tee Line area were provided via the Final Development Plans for this location via permit #PRCOM20230107. However, for reference only, we provided those (4) portable fire extinguisher locations on the revised Sheet A101.0.

11. Place the ext signs/ emer. lighting over the man door (101).

Response by HFA Team: The revised Sheet A201.1 shows the required exit sign and emergency lighting at Door #101.

12. Provide a man door on the stacked storage unit.

Response by HFA Team: The revised A101.2 Sheet shows a swinging door added to the stacked storage unit shipping container, with the hardware provided on Sheet A101.1.

13. Correct the building construction type on the Code Analysis to IIB.

Response by HFA Team: The revised G002 Sheet shows the corrected construction type.

Building Plan Review Reviewed By: Joe Frogge Rejected

2. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. 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 by HFA Team on behalf of MAPP: The General Contractor (MAPP) has been made aware of the requirement for this future inspection that will need to be completed.

3. 2018 IBC 1015.4 Opening limitations. Required guards shall not have openings that allow passage of a sphere 4 inches (102 mm) in diameter from the walking surface to the required guard height.

Exceptions:

1. From a height of 36 inches (914 mm) to 42 inches (1067 mm), guards shall not have openings that allow passage of a sphere 4-3/8 inches (111 mm) in diameter.
2. The triangular openings at the open sides of a stair, formed by the riser, tread and bottom rail shall not allow passage of a sphere 6 inches (152 mm) in diameter.
3. At elevated walking surfaces for access to and use of electrical, mechanical or plumbing systems or equipment, guards shall not have openings that allow passage of a sphere 21 inches (533 mm) in diameter.
4. In areas that are not open to the public within occupancies in Group I-3, F, H or S, and for alternating tread devices and ship ladders, guards shall not have openings which allow passage of a sphere 21 inches (533 mm) in diameter.
5. In assembly seating areas, guards required at the end of aisles in accordance with 1029.17.4 shall not have openings that allow passage of a sphere 4 inches in diameter (102 mm) up to a height of 26 inches (660 mm). From a height of 26 inches (660 mm) to 42 inches (1067 mm) above the adjacent walking surfaces, guards shall not have openings that allow passage of a sphere 8 inches (203 mm) in diameter.
6. Within individual dwelling units and sleeping units in Group R-2 and R-3 occupancies, guards on the open sides of stairs shall not have openings which allow passage of a sphere 4-3/8 (111 mm) inches in diameter.

Action required: 4" maximum opening applies to stair risers as well. Modify design. (currently 4.71")

Response by HFA Team: The revised A210.1 Sheet provides the updated notes which satisfy the opening limitations at the new stairs.

4. 2018 IMC 506.5.3 Exhaust fan mounting. Up-blast fans serving Type I hoods and installed in a vertical or horizontal position shall be hinged and supplied with a flexible weatherproof electrical cable to permit inspection and cleaning and shall be equipped with a means of restraint to limit the swing of the fan on its hinge. The ductwork shall extend not less than 18 inches above the roof surface. Action required: Provided hinges at grease duct fans for cleaning.

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Response by Bob's Containers Team: The revised M6 Sheet shows the required fan extension.

5. 2018 IMC 506.3.13.3 Termination location. Exhaust outlets shall be located not less than 10 feet horizontally from parts of the same or contiguous buildings, adjacent buildings and adjacent property lines and shall be located not less than 10 feet above the adjoining grade level. Exhaust outlets shall be located not less than 10 feet horizontally from or not less than 3 feet above air intake openings into any buildings. (see code for exception)

Action required: Relocate grease fans to comply. They appear to be installed next to screening wall.

Response by Bob's Containers Team: The revised M1 Sheet shows the required exhaust outlet dimensions.

6. Sec. 7-803. - Non-residential occupancies. The minimum required R-value for each element of the building thermal envelope shall be in accordance with the following:

Exception: The Building Official may approve a decreased R-Value for building exterior walls provided the space is normally not occupied by employees and is associated with storage/warehouse or manufacturing.

A. Wall assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 11. This requirement does not apply to doors, windows or other openings or approved penetrations nor does it apply to unfinished basement concrete walls.

B. Floor assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 19.

Exception: Concrete floors in contact with the earth need not be insulated.

C. Roof assemblies forming portions of a building envelope shall meet or exceed an R factor 19.

Action required: Amend designs to demonstrate compliance with minimum R values.

Response by HFA Team: The standard wall types that conform with required codes have been provided on the revised Sheet A101.2.

7. 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.

Unified Development Ordinance Article 8, Section 8.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings to locate condensing units and provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO sections.

Response by HFA Team: Mechanical Screening of the roof-mounted equipment has been provided per the revised Sheets A210.1, A210.2, and detail #7 on Sheet A212.1.

Licensed Contractors Reviewed By: Joe Frogge Rejected

1. 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.

Response by HFA Team on behalf of MAPP: The MAPP Business License # for Lee's Summit is # 20226315.

The Electrical Contractor License # for Lee's Summit is # 20232847.

The Plumbing Contractor is Miller Plumbing, Business License #LC23143384.

Sincerely,

Harrison French & Associates