

June 5th, 2022

Development Services  
City of Lee's Summit, Missouri

Application Number: PL2022354  
Development Name: Mega Storage – Phase II

Lee's Summit City Staff,

The following changes have been made to the submitted Final Development Plan documents at the request of City Staff:

**Fire Plan Review Reviewed By: Jim Eden Approved with Conditions**

1. 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 a 2A:10B:C fire extinguisher in each unit. Verified at inspection.**

**Acknowledged.**

**Building Plan Review Reviewed By: Joe Frogge Rejected**

1. 2018 IBC 1809.5 Frost protection. Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending below the frost line of the locality;
2. Constructing in accordance with ASCE 32; or
3. Erecting on solid rock.

(see code section for exceptions)

Shallow foundations shall not bear on frozen soil unless such frozen condition is of a permanent character.

Action required: Modify foundation plans to show that all footings will be at least 36" deep.

11/15/22 - Footing details do not meet ASCE 32 requirements. Provide minimum 36" deep footings or provide a detail showing exactly how the requirements of ASCE will be met.

**4/5/23 - PSI letter explains use of ASCE 32. Update and resubmit foundation plans to match. They need to show complete installation details including, but not limited to, insulation type/thickness/r-value, flashing, etc.**

**Please see attached revised foundation details in accordance with ASCE 32. Below are the calculations utilized to determine insulation for unheated buildings.**

*With a minimum 16" ground cover*

*Per table A8, minimum horizontal extension required is 49"  
Subtract 1" for every inch the insulation is buried beyond 10":  
minus 6" = 43" horizontal extension beyond building outline*

*Per table A8, minimum R value is 6.8 R value based on mean annual temperature of 54.1 degrees Fahrenheit*

*Subtract 0.25 from the R value for every inch the insulation is buried beyond 10":*



$(6 \times 0.25) = 1.5$   
 $6.8 - 1.5 = 5.3$  R value

1.5" XPS required  
(Total R Value Provided: 7.5)

Respectfully submitted,

A handwritten signature in blue ink that reads "Brianna O'Neal". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Brianna O'Neal, Assoc. Architect  
Davidson Architecture and Engineering

