



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 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 #3, labeled as 'Permit Revisions', and dated for 06-01-2023:

Building Plan Review Reviewed By: Joe Frogge Rejected

1. 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.

5/26/23 - acknowledged in letter

2. 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.

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")

5/26/23 - Note mentioned in response letter not found. Detail 4 on sheet A101.2 still shows 6.71" risers with 1" flanges at steps which leaves 4.71"

Response by HFA Team: Detail #3/A101.2 has been revised to show a 2" upper lip on the stair riser which would lower the overall gap down to 3.71".

5. 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.

5/26/23:

- **R11 in walls not sufficient.**

- **Ceiling/roof info not provided.**

- **Clarify use of fire rated partition. (if used, a complete UL detail including nail/screw patterns will be required.**

Response by HFA Team: Sheet A102.1 has been revised. The 'Wall Section Legend' has added wall type 'CM' which is the ceiling type within the shipping container that now details the R-21 ceiling insulation. Per our phone conference with Joe Frogge on 05-31-2023, the R11 insulation detailed at the wall sections is acceptable per local codes.

6. 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.

5/26/23 - screening locations shown but construction details not found. Also, coordinate directly with Planning Department for approval of screening. Contact: Hector Soto - Hector.Soto@CityofLS.net - 816.969.1600

Response by HFA Team: Detail #7/A212.1 shows the HVAC screening wall section detail. We will seek approval of the screening wall plan and detail with Mr. Soto.

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.

5/26/23 - Is EC still Three Diamond? (we use company names, not license numbers) Also, we still need an HVAC contractor.

Response by HFA Team on behalf of MAPP: 'Three Diamond' is the Electrical Contractor. MAPP isn't hiring an HVAC contractor. There is no other HVAC work on the project besides what's required for the containers.

Sincerely,
Harrison French & Associates