



June 13, 2023

Attn: Joe Frogge  
Lee's Summit Development Services  
220 SE Green Street, Lee's Summit, Missouri 64063  
(816) 969 – 1241

**RE: Response to Lee's Summit Building Permit Application – Plan Review dated May 30,  
2023, Pura Vida KC**

**Project Name: Pura Vida KC**

**Location: 910 NW Blue Parkway, Unit R, Lee's Summit, Missouri 64086**

**Permit #: PRCOM20232038**

Below you will find our responses to your review comments.



### Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. Lee's Summit Code of 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:**

**Dahmer Contracting Group**

**Josh Murray**

[Josh@dahmerco.com](mailto:Josh@dahmerco.com)

**913.274.9982**

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.

#### **Response:**

**Electrical: Bowers Electric/Glenn Bowers – 913.530.8003**

**HVAC – Balance Point/Justin Zeysing – 816.793.0433**

**Plumbing – Plumb KC/Kevin Organ – (833) PLUMBKC**

### Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 847-7070. 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:**

**- Noted.**

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:**

**- Noted.**



3. 2018 IMC 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 into the HVAC system design or into the design of a separate removal system. (see code section for more specific requirements)

Action Required: Provide hood over oven or provide verification that unit meets exception. (rated for non-vented and hvac design compensates for heat and humidity)

**Response:**

- Oven has been taken out of drawings.

4. 2018 IPC 802.1 Where required. Food-handling equipment, in other than dwelling units, clear-water waste, humidifiers, dish-washing machines and utensils, pots, pans and dishwashing sinks shall discharge through an indirect waste pipe as specified in Sections 802.1.1 through 802.1.8. Fixtures not required to be indirectly connected by this section and the exception to Section 301.6 shall be directly connected to the plumbing system in accordance with Chapter 7.

Action Required: Revise design. 3-compartment sink's connection to system must be via an air gap.

**Response:**

- Plumbing plan and riser revised to reflect air gap at 3-compartment sink connection to sanitary system. See 3/P201.

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Approved w/ Conditions**

1. 2018 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be 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. Manufacturers, 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 notification shop drawings for review and approval. Submit to the City portal at [devservices.cityofls.net](http://devservices.cityofls.net).

**Response:**

- Deferred. Forthcoming.



2. 2018 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents and calculations 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 system installation.

Action Required: Provide sprinkler modification shop drawings for review and approval. Submit to the City Portal at [devservices.cityofs.net](http://devservices.cityofs.net).

**Response:**

- Deferred. Forthcoming.

*The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.*

End of comments.

If you have any questions, please let me know.

Best Regards,

A handwritten signature in black ink that reads 'Addie Forton' in a cursive, flowing script.

**Addie Forton**  
Interior Design Associate  
collins | webb ARCHITECTURE