



June 26, 2023

Development Services Department
220 SE Green Street
Lee's Summit, MO 64063
Permit No. PRCOM20231975

RE: **Response to plan review report dated May 22, 2023**
TM Fieldhouse – Commercial Building Permit Application

To whom it may concern,
Attached you will find our responses to your review comments.

Licensed Contractors-

1. (Comment 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: Provide an email address & phone number for the on-site contact which is where inspection reports will be sent.

Response:

- Name: Rick Mullin
Email: Rick@TMExt.com
Mobile Phone: 816-918-5640
Office Phone: 816-347-8328

2. (Comment 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. (Bross not licensed with us)

Response:

- Bross HVAC, LLC has completed the licensing process.
Company: Bross HVAC, LLC
Address: 7805 E 227th St. Peculiar MO 64087

Building Plan Review

1. (Comment 1) – A one-time impact fee in the form of a license tax must be collected before occupancy can be granted.

Action required: Comment is for informational purposes. License tax fee due anticipated to be \$268,116.75.



Response:

- Noted.

2. (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:

-Noted.

3. (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 Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

Response:

- Noted. Requested documents to be uploaded to city portal.

4. (Comment 4) – 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.

5. (Comment 5) – 2018 IBC 503.1 General. Unless otherwise specifically modified in Chapter 4 and this chapter, building height, number of stories and building area shall not exceed the limits specified in Sections 504 and 506 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter. Building height, number of stories and building area provisions shall be applied independently. For the purposes of determining area limitations, height limitations and type of construction, each portion of a building separated by one or more fire walls complying with Section 706 shall be considered to be a separate building.

Action required: Separation wall used to meet maximum area requirements must be constructed as a Fire Wall and meet all requirements in IBC Section 706.

Response:

-Noted. Fire wall specified on Life Safety Sheet G003.



6. (Comment 6) – 2018 IBC 706.1 General. Fire walls shall be constructed in accordance with Sections 706.2 through 706.11. The extent and location of such fire walls shall provide a complete separation. Where a fire wall also separates occupancies that are required to be separated by a fire barrier wall, the most restrictive requirements of each separation shall apply.

Action required: Provide UL rated design for rated horizontal assembly between Fountains 129 and Mezzanine 201 above. Wall to horizontal assembly connection detail also required.

Response:

- UL G572 selected for rated horizontal assembly, details included on G141. Horizontal assembly connection detail updated on A325 – D7.

7. (Comment 7) – 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. An address for this building has not yet been assigned. We will inform you when the decision has been made.

Response:

- Noted.

8. (Comment 8) – Copies of the engineered truss package were not provided at the time of permit application.

Action required: Provide pre-engineered metal building, and bleacher design packages or request deferral.

Response:

-Deferral requested for pre-engineered metal building and bleacher design package.

9. (Comment 3) – 2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code.

Action required: - Add more female water closets for minimum of 18. - Add more female lavatories for minimum of 5.



Response:

- Per IPC 403.1 calculations, the west side of 2 HR fire wall is required to have 4 women's water closets, 2 men's water closets, 1 women's lavatory, 1 men's lavatory and 2 drinking fountains provided. East of the 2 HR fire wall, it is required to have 13 women's water closets, 8 men's water closets, 5 women's lavatories, 4 men's lavatories and 4 drinking fountains provided. These plumbing fixture counts have been calculated, modified, and provided to meet the IPC. This is reflected on sheets A101 and A102 floor plans.

10. (Comment 10) – 2018 IPC 403.2 Separate Facilities. (As amended by Lee's Summit Code of Ordinances Section 7-405) Where plumbing fixtures are required, separate facilities shall be provided for each sex. Exceptions: 1. Separate facilities shall not be required for dwelling units and sleeping units. 2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer. 3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer. 4. Separate facilities shall not be required in business occupancies in which the maximum occupant load is 25 or fewer.

Action required: Restrooms to be gendered. (see rooms 115, 116, 127, & 128). For use of non-gendered restrooms a Code Modification Request (CMR) would need to be applied for with an argument that you meet the newer code cycle requirements. This is an internal management review that takes a few days with no costs incurred. (also, without non-gendered restrooms you would not be able to use the 50% banking rule for restrooms accessed directly from baseball field)

Response:

- Restrooms are updated to be gender specific to meeting plumbing code. This is reflected on sheets A101 and A102 floor plans.

11. (Comment 11) – ICC A117.1 Section 904.3 Sales and service counters and windows. Sales and service counters and windows shall comply with Section 904.3.1 and either 904.3.2 or 904.3.3. Where counters are provided, the accessible portion of the countertop shall extend the same depth as the public portion of the sales and service countertop provided for standing customers. (see code for exception) 904.3.1 Vertical barriers. At service windows or service counters, any vertical barrier between service personnel and customers shall be at a height of 43 inches maximum above the floor. (see code for exception regarding security glazing) 904.3.2 Parallel Approach. A portion of the public use side of the counter surface 36 inches minimum in length and 26 inches minimum and 36 inches maximum in height above the floor shall be provided. A clear floor space positioned for a parallel approach adjacent to the accessible counter shall be provided. The space between the accessible counter surface and any projecting objects above the accessible counter shall be 12 inches minimum. (see code for exception) 904.3.3 Forward Approach. A portion of the public use side of the counter surface 30 inches minimum in length and 36 inches maximum in height above the floor shall be provided. A clear floor space positioned for a forward approach to the accessible counter shall be provided. Knee and toe clearance complying with Section 306 shall be provided under the accessible counter. The space between the accessible counter surface and any projecting objects above the accessible counter shall be 12" minimum.



Action required: Check-in desks in Vestibules 101 & 118 must have at least 3 linear feet of accessible space at a maximum of 36" tall. To be field verified.

Response:

-Check-in desks in Vestibules 101 & 118 have been modified to provide at least 3 linear feet of accessible space at a maximum of 36" tall.

12. (Comment 12) – 2018 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. Permanent ladders installed to provide the required access shall comply with the following minimum design criteria: 1. The side railing shall extend above the parapet or roof edge not less than 30" (see code section for additional construction requirements)

Action required: Provide designs for method of permanent roof access.

Response:

- Roof hatches and ladders have been provided in the southeast corner of the building and mezzanine storage room 202. This has been coordinated with PEMB and MEP. The parapet wall has been cut out and decreased to 16' in this area.

13. (Comment 13) – 2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4. 2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches. 2018 1209.2.2 Walls and partitions. Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Action required: Specify compliant wall finish materials at mop sinks. If paint is used it must be epoxy based.

Response:

- Noted. FRP specified and called out in drawings. RE: Finish plans A901 for locations.

14. (Comment 14) – ICC A117.1 Section 303 Changes in Level 303.1 General. Changes in level in floor surfaces shall comply with Section 303.



Action required: Comment is informational. Any vendor/client provided flooring to be compliant. To be field verified.

Response:

-Noted.

15. (Comment 15) – Incomplete submittal.

Action required: Provide complete kitchen design. Too many code related issues with kitchens to allow deferral. Also, it will have to be re-submitted to Jackson County Health Department.

Response:

- Noted. Concession room design has been provided with equipment layout in the drawings. See enlarged plan on A102.

16. (Comment 16) – 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. Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section.

Response:

- Screens added to building design and labeled on sheets A104 and A201.

17. (Comment 17) – 2018 IBC Exit Signs 1013.1 Where Required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit of the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. (see code section for exceptions)

Action required: Provide exit sign to lead out of Vestibule 118.

Response:

- Exit sign provided. RE: MEP lighting plans.



18. (Comment 18) – 2017 NEC Article 110.26 (C)(3) Personnel Doors. Where equipment rated 800 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 25 feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic hardware.

Action required: Revise design to show doors out of Storage 107 swing outward and have panic hardware.

Response:

- Noted. Doors revised to swing outward, have panic hardware and reside out of the corridor egress path.

Fire Plan Review:

1. (Comment 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 shop drawings for emergency voice/alarm communications system in accordance with Section 907.5.2.2. review and approval. Upload drawings to the City Portal at devservices.cityofls.net .

Response:

-Sub-contractor deferred for approval.

2. (Comment 2) – 2018 IFC 609.2- 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.

What owner provided equipment will be installed?

Response:

- Noted. Pizza oven required to have Type 1 Hood. RE: A102 for pizza oven basis of design and MEP M501 for mechanical design.

3. (Comment 3) – 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 shop drawings review and approval. Upload drawings to the City Portal at devservices.cityofls.net .



Response:

-Sub-contractor deferred for approval.

4. (Comment 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: All life safety systems shall be tested and operable prior to scheduling the occupancy inspection.

Response:

-Noted.

5. (Comment 6) –2018 IFC 506.1.2 Key boxes for non-standardized fire service elevator keys. Key boxes provided for non-standardized fire service elevator keys shall comply with Section 506.1 and 506.2 or as approved by the fire code official.

A Knox Box shall be provided over the FDC 6' AFF. Order the box from Knoxbox.com.

Response:

- A knox box is provided outsider Riser Rm 118.A and will be over the FDC 6' A.F.F.

All the comments have been addressed. A revised set of plans has been submitted along with this response letter and supporting documents.

End of comments.

If you have any questions, please let me know.
Best Regards,

A handwritten signature in black ink, appearing to read 'CHuttinger', is written over a light gray circular stamp.

Chandler Huttinger
Associate
collins | webb ARCHITECTURE