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July 5, 2023

ATTN: Joe Frogge | Plans Examiner
220 SE Green Street
Lee's Summit, MO 64063
O: 816.969.1241
Joe.Frogge@cityofls.net

RE: Residences at Blackwell
#PRCOM20231204
NSPJ Job #696521

- COMMENT RESPONSE LETTER -

To Whom it May Concern,

Please find the comments received 05.10.2023 re-typed below. Adjacent to each comment is a response intended to resolve the comment. Revisions to the submitted documents, where required and indicated in the responses, are or shortly will be, resubmitted with this letter and scheduled in a Narrative of Changes letter included in the resubmittal.

FIRE PLAN REVIEW

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 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. Manufacturer's, 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 shop drawings as a deferred submittal to the City Portal at devservices.cityofls.net.

RESPONSE #1: Acknowledged.

COMMENT #2: 2018 IFC 901.2-Construction documents. The fire code official shall have the authority to require construction documents and calculation 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 installation. Action required: Provide sprinkler system shop drawings as a deferred submittal to the City Portal at devservices.cityofls.net. Order at Knoxbox.com.

RESPONSE #2: Acknowledged.



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COMMENT #3: 2018 IFC 906.5-Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel. Action required: Provide fire extinguishers in the non-residential, business areas i.e. garage corridor and office use areas.

RESPONSE #3: Per previous conversions between Garret Wilson and Chief Jim Eden, additional fire extinguisher locations were agreed upon and added to Sheet A0.10.

COMMENT #11: 507.1 Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. Development Engineering is working on the water model to confirm there is adequate fire flow per Table B105.1.(2). Hydrants and base layer of parking lot asphalt shall be in place prior to bringing combustible materials on site and any construction above the foundation.

RESPONSE #11: The water system design has been coordinated with water utilities. Public water plans have been submitted under separate cover that detail the required water system improvements. Acknowledged on remaining portions of this comment.

BUILDING PLAN REVIEW

COMMENT #1: This review covers all new structures on site. Action Required: Comment is informational.

RESPONSE #1: Acknowledged.

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 #2: Final Development Plan approval has been approved. Refer to application #PL2022412.

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 Ordinance Chapter 7. (see code for exceptions) Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

RESPONSE #3: Acknowledged. Special Inspections company information and list of inspections will be forwarded shortly.

COMMENT #4: Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative. Action Required: Comment is informational.

RESPONSE #4: Acknowledged.

COMMENT #5: Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector. Action required: Comment is informational.

RESPONSE #5: Acknowledged.

COMMENT #6: Elevator Safety Act and Rules 701.361 – Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380. Action required: Comment is informational.

RESPONSE #6: Acknowledged.

COMMENT #7: For the Health Department review of public pools contact Casey Elledge with the Jackson County Public Works Department, Environmental Services Division, at (816) 223-9769. 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 #7: Acknowledged. Per phone call on 04.24.2023 between Garret Wilson & Joe Frogge, Joe clarified that a building permit can be issued without this approval, but that no work related to the pool will receive permits until this approval is made.

COMMENT #8: For the Health Department review of public pools contact Casey Elledge with the Jackson County Public Works Department, Environmental Services Division, at (816) 223-9769. 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 #8: Acknowledged.

COMMENT #9: 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 1/2 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. Address scenario has yet to be decided. We will inform your team after we make these decisions.

RESPONSE #9: Acknowledged.

COMMENT #12: Provide complete foundation/pier designs for amenities including, but not limited to, Trellises, Monument Signs, Cabanas, etc.

RESPONSE #12: Site structure's structure will be submitted as deferred submittals. SP1.XX – Series drawings are for design intent only.



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COMMENT #13: Copies of the engineered truss package were not provided at the time of permit application. Action required: deferred per request. Inspections not allowed until truss packages have been submitted and approved.

RESPONSE #13: Acknowledged.

LISCENSED CONTRACTORS

COMMENT #1: Lee's Summit 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. 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 provision of Chapter 28 of the Lee's Summit Code of Ordinances.

RESPONSE #1: Acknowledged. General Contractor company information will be forwarded shortly.

COMMENT #2: 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 #2: Acknowledged. MEP contractor company information will be forwarded shortly.

This concludes the comment and response letter. If you have any questions, please feel free to call.

Sincerely,

Clint E. Evans, AIA | NCARB
Principal Architect | Co-President

NSPJ Architects, P.A.
C-Corporation, # 48-0800449