



July 20, 2023

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

RE: **Response to plan review report dated July 3, 2023**
TM Fieldhouse – Commercial Building Permit Application

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

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.

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.

7/3/2023 Provide plans for hood suppression system and system devices.

Response:

- Hood suppression system and system devices detailed on mechanical sheet M501.

3. (Comment 3) – 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.



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.

Acknowledged in letter

Response:

- 6/27/23 - Acknowledged in letter

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.

6/27/23 - acknowledged in letter

7/3/23 - PDP now required also

Response:

-6/27/23 - acknowledged in letter. Owner and civil to complete PDP process

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.

6/27/23 - acknowledged in letter

Response:

- 6/27/23 - Acknowledged in letter

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.

6/27/23 - acknowledged in letter

Response:

- 6/27/23 - Acknowledged in letter



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.

6/27/23 - deferred per request

Response:

-6/27/23 - deferred

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.

6/27/23 - acknowledged in letter

Response:

- 6/27/23 - Acknowledged in letter. Detailed on sheet A501/C12

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.

6/27/23 - acknowledged in letter

Response:

- 6/27/23 - Acknowledged in letter



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.

7/3/23 - to be addressed at PDP/FDP

Response:

-7/3/23 - to be addressed at PDP/FDP

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.

6/27/23 - swing changed. panic hardware noted in letter but unable to find on plan.

Response:

- Panic hardware updated and clouded in the door hardware on G501.

Licensed Contractors

Status: Rejected

Response:

-Owner to provide licensed contractor

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 'CHutty', is written over a light blue circular stamp.

Chandler Huttinger

Associate

collins | webb ARCHITECTURE