



**Date:** August 2, 2023

Mr. Frogge:

Lee's Summit Development Services

220 SE Green Street

Lee's Summit, MO 64063

Re: Response to Plan Review comments

Project name: Crash Champions Unit B interior remodel

Project address: 451 SE Oldham Parkway

Permit number: PRCOM20233152

Dear Joe:

Below are our formal responses to YOUR review comments received on July 13, 2023:

### **Building Plan Review**

1. Where will relocated sheds end up? Where are the foundation designs? How will they be anchored? Action required: Provide designs and/or clarifications. Also, Planning staff is assessing situation as potential Final Development Plan submittal. **Response: After conversations with Shannon McGuire, we are not able to relocate the sheds to the requested location further back on the property. The only options we have are to remove them from site or to leave as is. Owner has requested we leave the sheds at their current locations. Plans have been revised to reflect this.**
2. Additional information required at new exterior door. Actions required: - Provide header detail - Provide landing at exterior side. **Response: Building is a PEMB, jambs and header will be framed with 8" wall girts attached to concrete slab and existing 8" girt above. Parking lot paving is outside this door, thus no landing is required. Note door has been relocated further to the south to avoid conflict with shed.**
3. 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 that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (ref: condensing unit CU-1) **Response: There is not any ground mounted equipment above grade, the sewage ejection pump is below grade and is accessed by a manhole cover.**
4. 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. (ref: exhaust fan EF-1) **Response: The building is an existing PEMB building structure with a metal roof**

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with no parapets. There are existing multiple roof top mounted equipment that are highly visible, some of which have been removed and replaced when paint booths were replaced under permit number PRCOM20230096. We are adding an exhaust fan in order to bring this building into code compliance for vehicle exhaust fumes. It will be located on the back side of the building on the flat portion of the roof. Building a box around this would only make the likelihood of seeing this fan more likely. See attached exhaust fan info. There was an existing non-functional fan that was removed when we reroofed the building, so you could say this is just a replacement of an existing non-conforming fan per maintenance.

5. More information required for plumbing services. Action required: Specify location and type of connection of new water and sewer services. Detail indicates new water meter? This may trigger Engineering Review and/of Final Development Plan. **Response:** We are only connecting to the existing water service to this building, The existing water meter is out by the street. We are providing a new backflow preventer on service line to be located inside of building.

6. 2017 NEC Article 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means. Action required: Provide receptacles within 25' of new condensing unit and roof mounted ventilation fan. **Response:** We are not installing any new heating, air conditioning or refrigeration equipment to this project on the roof or is there any existing such equipment on the roof. The building has existing infrared tube heaters for heating. Therefore, an electrical outlet on the roof is not required.

## Fire Review

1. 2018 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building, each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

Make sure the address is posted along with a B. **Response:** Acknowledged

2. 2018 IFC 901.6- Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Not required fire protection systems and equipment shall be inspected, tested and maintained or removed.

**Response:** Acknowledged

The paint booths shall have documentation of a current annual inspection. **Response:** Acknowledged

3. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

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Verified at inspection. **Response: Acknowledged**

4. Correct the occupancy classification from B to S1.

**Response: Acknowledged, plans have been updated**

Sincerely,



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Rose Design Group  
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