



August 08, 2023

Lee's Summit Missouri Development Services
220 SE Green Street
Lee's Summit, MO 64063
Permit No. PRCOM20233498

RE: **Response to plan review report dated July 28, 2023**
LEOK Office Renovation

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

Licensed Contractors
Joe Frogge

Comment 1: Lee's Summit Code of Ordinance, Section7-130.10 - 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:

- Project is currently being bid, no contractor assigned at this time. Deferred until contractor is selected.

Comment 2: Lee's Summit Code of Ordinance, Section7-130.4 - 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:

- Project is currently being bid, no contractor assigned at this time. Deferred until contractor is selected.



Building Plan Review
Joe Frogge

Comment 1: 2018 IBC 1608.2 Ground Snow Loads.

The ground snow loads to be used in determining the design snow loads for roofs shall be determined in accordance with ASCE 7 or Figure 1608.2 for the contiguous United States..... (see code for additional information)

Action required: Revise information on sheet S101 to show correct snow load which is 20psf.

Response:

- Snow loads have been updated on S101 per 2018 IBC 1608.2

Comment 2: 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.

Response:

- This is a deferred submittal. Per CWA / Shannon McGuire's conversation and email dated 08/01/2023, the front building façade modifications will act as screening. The front building façade modifications are forthcoming in a future exterior improvement package.

Comment 3: 2018 IBC 1010.1.2 Door swing.

Egress doors shall be of the pivoted or side-hinged swinging type. Exceptions: (See code for exceptions.)

Action required: Sliding door not allowed in Conference Room 112 because occupant load is greater than 10. See Exception 9.

Response:

- Conference Room 112 door revised to pin hinged swinging door. Feature wall was shorted to accommodate door clearance requirements. Updated Door and Window elevations on A501, H8/A712.



Comment 4: 2018 IBC 1109.11 Seating at tables, counters and work surfaces.
Where seating or standing space at fixed or built-in tables, counters or work surfaces is provided in accessible spaces, at least 5 percent of the seating and standing spaces, but not less than one, shall be accessible. (see code for exception)

Action required: Modify plans to show that counter top and sink in front lobby will be maximum 34" high.

Response:

- Kitchenette sink and countertop lowered to 34"H. Island seating side lowered to 30"H x 19"D. Revised elevation H2/A712 and added details A5, A3 to A501.

Comment 5: 2018 IBC 1015.6 Mechanical equipment, systems and devices.
Guards shall be provided where various components that require service are located within 10 feet of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches above the floor, roof or grade below. The guard shall extend not less than 30 inches beyond each end of such components. The guard shall be constructed so as to prevent the passage of a sphere 21 inches in diameter.

Action required: Provide guards at parapets or relocate roof mounted equipment to comply.

Response:

- Shifted RTU-1 to be 10' from exterior wall. RTU-2 and EF-1 are compliant in current location.

Comment 6: 2018 IMC 501.3.1 Location of exhaust outlets.
The termination point of exhaust outlets and ducts discharging to the outdoors shall be located with the following minimum distances: (see code for items 1, 2, 4, & 5) 3. For all environmental air exhaust: 3 feet from property lines; 3 feet from operable openings into building for all occupancies other than Group U, and 10 feet from mechanical air intakes. Such exhaust shall not be considered hazardous or noxious.

Action required: Exhaust fan and RTU intake are in close proximity to each other. Minimum 10' required. To be field verified.

Response:

- EF-1 discharge is 10' away from RTU air intakes. Intake location and 10' exhaust radius has been shown for clarity.

Fire Plan Review

Jim Eden

Comment 1: The Fire Protection notes state the building will be provided with a wet sprinkler system. It's assumed this will not occur.

Response:

- Existing building is non-sprinklered. No new sprinkler system will be added. Fire Protection plan notes have been removed from sheet P000.



Comment 2: 2018 IFC 906.2- General requirements.

Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action required: Provide a minimum of one 2A,10B,C fire extinguisher. Verified at inspection. (FYI- The State of Missouri does not have an adopted fire code.)

Response:

- RE: A10/G003, revised note for FE-1 of Fire Resistive Legend on sheet G003; revised notes in Code Information table.

End of comments.

If you have any questions, please let me know.

Best Regards,

A handwritten signature in black ink, appearing to read 'Jacinta Stecklein', with a horizontal line extending to the right.

Jacinta Stecklein

Associate | IIDA | NCIDQ | WELL AP
collins | webb ARCHITECTURE