



ARCHITECTURE
ENGINEERING
SPACE PLANNING
INTERIOR DESIGN
IMPLEMENTATION SERVICES

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
IRWIN H. KIZEL, AIA, PP
RICHARD A. JARMEL, PE

NJ STATE BOARD OF
ARCHITECTS CERTIFICATE OF
AUTHORIZATION NUMBER 161

NJ STATE BOARD OF
PROFESSIONAL ENGINEERS
AND LAND SURVEYORS
CERTIFICATE OF
AUTHORIZATION NUMBER
GA278177

42 Okner Parkway
Livingston, NJ 07039

TEL: (973) 994-9669
FAX: (973) 994-4069

www.jarmelkizel.com

August 17, 2023

Joe Frogge
Development Services
220 SE Green Street
Lee's Summit, MO 64063

**RE: Plan Review Response Letter – The Learning Experience
640 SW Arboridge DR,
Lees Summit, MO 64082
Permit No: PRCOM20233582
Jarmel Kizel Project Number: TLEMO22-164**

Dear Mr. Frogge

Jarmel Kizel Architects and Engineers, Inc. has received your comments for the above noted project and our responses are as follows:

1. The comment is posed as follows:
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: 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:
Comment acknowledged, General Contractor license information will be provided under separate cover.
2. The comment is posed as follows:
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.
Response:
Comment acknowledged, subcontractor license information will be provided under separate cover.

DEVELOPMENT SERVICES

1. The comment is posed as follows:

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:

Comment acknowledged.

2. The comment is posed as follows:

A one-time impact fee in the form of a license tax must be collected before occupancy can be granted. Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will be provided during that stage of your approval process. Action required: Comment is for informational purposes. In this case the fee will be \$67,897.50

Response:

Comment acknowledged.

3. The comment is posed as follows:

For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 797-7162. 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:

Comment acknowledged.

4. The comment is posed as follows:

For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 797-7162. 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:

Comment acknowledged.

5. The comment is posed as follows:

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:

Special Inspection form shall be provided by responsible company under separate cover.

6. The comment is posed as follows:
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: Facility required to have at least 1 bathtub or shower.

Response:

An ADA shower compartment has been added to the drawing set, please refer to revised architectural and plumbing drawings.

7. The comment is posed as follows:
Copies of the engineered truss package were not provided at the time of permit application. Action required: Provide roof truss package or request deferral.

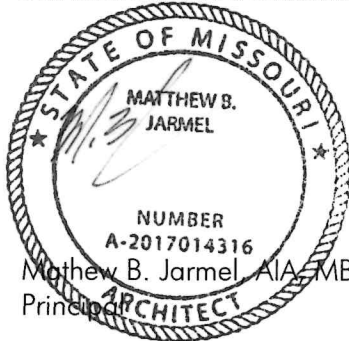
Response:

As specified on sheet S-100 Project General Notes under WOOD CONSTRUCTION NOTES note #1, and S-102 note #6. All trussed are to be a deferred submittal, signed and sealed by a Professional Engineer licensed on the State of Missouri.

We trust that our responses adequately address your comments posed. Please do not hesitate to contact our office with any questions or additional comments.

Sincerely,

Jarmel Kizel Architects and Engineers, Inc.



Matthew B. Jarmel, AIA, MBA
Principal