



September 13, 2023

Joe Frogge

Development Services
220 SE Green Street
Lees Summit, MO 64063

RE: Permit No: PRCOM20234052
Project Title: Douglas Corner
Project Address: 150 NE Tudor Rd, Lees Summit, MO 64086

Joe,

The following is response to the Plan Review comments dated September 05, 2023.

Licensed Contractors

1. 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: A licensed general contractor will provide their contact information.

2. 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: The general contractor will provide the contact information for the licensed MEP contractors.

Building Plan Review

1. 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: FDP has been submitted for review.

2. 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. The fee will be \$28,066.50

Response: Comment is acknowledged. License tax must be paid before occupancy can be granted.

3. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located. Action required: Comment is informational. Suite addressing scenario has not been established. We will contact you when this decision has been made.

Response: Comment is acknowledged. Suite addressing to be determined.

4. Inadequate information to complete review. Provide the following: - Light pole base detail (per 2/E4 the base is deferred to structural but not found in S-series designs)

Response: Detail 2/E4 has been updated to include the reinforcing. The note deferring to structural has been deleted.

5. 2018 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. Permanent ladders installed to provide the required access shall comply with the following minimum design criteria: 1. The side railing shall extend above the parapet or roof edge not less than 30" (see code section for additional construction requirements) Action required: Comment is informational. If there will ever be maintainable roof mounted equipment you will need to provide permanent means of roof access.

Response: Roof access ladder, roof hatch, hatch guard rail and has been shown on revised sheets A1, A3, and S210.

Fire Plan Review

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. Submit shell building plans for review and approval. Submit shell building plans for review and approval.

Response: Fire alarm documents will be submitted for review as soon as they become available.

2. 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. Submit shell building plans for review and approval. Deferred submittal.

Response: Fire protection system documents will be submitted for review as soon as they become available.

3. Correct the occupancy classification for a restaurant to an A2. Plans reviewed as a shell building only.

Response: Occupancy classification has been corrected to A2 on revised cover sheet CS.

4. 2018 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. Order from Knoxbox.com. Mount 6' AFF over FDC.

Response: Floor plan note 3 has been added on revised sheet A1 indicating a Knox Box is to be provided.

5. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10. Provide a minimum of two 2A,10B,C fire extinguishers in the unfinished space for protection during construction/tenant finish. Verified at inspection.

Response: Fire Extinguishers have been specified under division 10 on sheet A8.

6. 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). Provide building address on the structure until individual addresses are determined. Verified at inspection.

Response: Door elevations on revised sheet A1 have been updated to indicate address numbers are to be provided.

Please let me know if you have any questions or need additional information.

Best Regards,
GUY GRONBERG ARCHITECTS, P.C.

A handwritten signature in black ink, appearing to read 'Ken Kleffner', written in a cursive style.

Ken Kleffner
Architect