



November 23<sup>rd</sup>, 2022

RE: Permit No: PRCOM20234540  
Project Title: ABBEY JEWELL DDS ORTHODONTICS  
Project Address: 2070 NW LOWENSTEIN DR, Unit:A, LEES SUMMIT, MO 64081

Dear Mr. Frogge,

The following are response for comments for the above referenced project.

*Licensed Contractors Reviewed By: Joe Frogge Rejected*

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. Contact information for Licensed Contractor will be provided once successful bidder is selected.**

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. Contact information for Licensed MEP Contractors will be provided by General Contractor prior to permit issuance.**

*Building Plan Review Reviewed By: Joe Frogge Rejected*

1. 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. Fee will be \$6,410.25

**Response. Comment is acknowledged.**

2. 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: Provide some accessible counter space in galley.

**Response: Counter has been lowered to 34" on revised sheet A3.**

3. 2018 IBC 1008.3 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. 1008.3.1 General. In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles.
2. Corridors.
3. Exit access stairways and ramps. 1008.3.2 Buildings. In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:
  1. Interior exit access stairways and ramps.
  2. Interior and exterior exit stairways and ramps.
  3. Exit passageways.
  4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.1.

5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge.

1008.3.3 Rooms and Spaces. In the event of power supply failure an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms.
2. Fire command centers.
3. Fire pump rooms.
4. Generator rooms.
5. Public restrooms with an area greater than 300 square feet.

Action required: Provide emergency lighting at exterior landing of rear door.

**Response: On sheet ME-201 of the shell documents the wall pack fixture above the exterior Break room door is schedule with E14WC Emergency battery backup. This existing fixture has been shown on revised sheet E1.**

*Fire Plan Review Reviewed By: Jim Eden Approved with Conditions*

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). Action required- Provide suite letter on front and rear door. Verified at inspection.

**Response: General Note #13 or revised Cover Sheet CS has been updated to include these requirements.**

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2. Although allowed by IFC Table 1006.2.1 The common path of travel exceeds 75'. There is a second path and exit through the galley (break room) that reduces that distance. Provide signage above the door to the galley and exit discharge emergency lighting on the rear door. Verified at inspection.

**Response: The exit sign has been moved to above the door to the galley on revised sheet E1. On sheet ME-201 of the shell documents the wall pack fixture above the exterior Break room door is schedule with E14WC Emergency battery backup. This existing fixture has been shown on revised sheet E1.**

Please let us know if you have any questions or need any other information to complete your review.

Best Regards,  
GUY GRONBERG ARCHITECTS, P.C.

A handwritten signature in black ink, appearing to read 'Ken Kleffner', is written over the printed name.

Ken Kleffner, RA  
Architect