



Code Comment Response

10/13/2023

RE: WOODSPRING SUITES LEE'S SUMMIT, MO

To Whom it May Concern,

We have revised our plans to address your resubmittal comments relative to our Woodspring Suites project located in Lee's Summit, MO. We have provided the following package consisting of revised drawings and narrative responses with attachments to all comments gathered from your report. Your comments are in regular type followed by our responses in bold face type.

Ashley Weber, Project Manager (BRR Architecture): 913.236.3325 ashley.weber@brrarch.com

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**Terrence Pascua, Mechanical Designer (Acertus Consulting group, LLC): 913.322.5150
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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.

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: ACKNOWLEDGED. INFORMATION WILL BE SENT TO THE AWARDED GC FOR CONFIRMATION. (WEBER-BRR)

Building Plan Review:

1. 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)

Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

RESPONSE: PLEASE SEE ATTACHED SPECIAL INSPECTION LETTER OF INTENT. (WEBER-BRR)

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2200 6th Ave, Suite 523, Seattle, WA 98121

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2. Light pole base detail incomplete.

Provide concrete reinforcement information. (Sheet E-10 references structural designs that are not found in submittals for building permit or FDP)

RESPONSE: NEW STRUCTURAL DETAIL 10/S3.2 IS PROVIDED FOR LIGHT POLE REINFORCEMENT INFORMATION. (NAGATI-BSE)

3. 2018 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Provide soils report to justify design assumption of soil bearing capacity greater than 2,000psf. (4,000 noted on sheet S0.0)

RESPONSE: GEOTECH REPORT HAS BEEN INCLUDED IN THIS SUBMITTAL. PER THE FOUNDATIONS SECTION ON S0.0, ADDITIONAL INFORMATION IS TO BE PROVIDED FOR THE RAMMED AGGREGATE PIERS TO MEET AN ALLOWABLE SOIL BEARING CAPACITY OF 4,000 PSF. RAMMED AGGREGATE PIER DESIGN IS DEFERRED AND WILL BE PROVIDED AFTER THE GC IS AWARDED. (NAGATI-BSE)

4. 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 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)

Amend Roof Hatch Ladder detail 4/A1.5 to show side rail extender.

RESPONSE: ROOF HATCH LADDER DETAIL 4/A1.5 HAS BEEN UPDATED TO SHOW THE LADDER EXTENTION POST. (WEBER-BRR)

5. 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.

Detail 3/M-7 shows exhaust too close to a door and combustion intakes. Amend design to comply.

RESPONSE: SHIFTED EXHAUST TERMINATION TO BE AT MINIMUM 3' FROM DOOR. SEE DETAIL 5 SHEET M-7. PER 2018 IFGC SECTION 624.1, THE WATER HEATERS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS. SEE WATER HEATER INSTALLATION INSTRUCTIONS DOCUMENT. TO MY UNDERSTANDING, THE WATER HEATER CONCENTRIC VENT TERMINATIONS ARE IN COMPLIANCE WITH MANUFACTURER'S REQUIREMENTS. (PASCUA-ACERTUS)

6. 2018 IPC 1101.3 Prohibited drainage. (as amended by LSCO 7-413) Sanitary sewer systems shall be designed, built and maintained in such a manner to prevent all storm or ground water from draining, discharging or entering into the sanitary sewer system. Connection of sump pumps, foundation drains, yard drains, gutter downspouts and any other storm water drainage receptacle(s) or system(s) are specifically prohibited from being connected to the sanitary sewer system.

Elevator sump not allowed to discharge into sanitary sewer system. Route to either storm drainage system or daylight.

RESPONSE: ELEVATOR SUMP HAS BEEN REVISED TO DAYLIGHT TO THE EXTERIOR GREEN SPACE. (PASCUA-ACERTUS)

7. 2017 NEC Article 110.26 (C) (2) Large Equipment. For equipment rated 1200 amperes or more and over 6 feet wide that contains overcurrent devices, switching devices, or control devices, there shall be one entrance to and egress from the required working space not less than 24" wide and 6'6" high at each end to the working space. A single entrance to and egress from the required working space shall be permitted where either of the conditions in 110.26(C)(2)(a) or (C)(2)(b) is met.
 - (a) Unobstructed Egress. Where the location permits a continuous and unobstructed way of egress travel, a single entrance to the working space shall be permitted.
 - (b) Extra Working Space. Where the depth of the working space is twice that required by 110.26(A)(1), a single entrance shall be permitted. It shall be located such that the distance from the equipment to the nearest edge of the entrance is not less than the minimum clear distance specified in Table 110.26(A)(1) for equipment operating at that voltage and in that condition.
- 110.26 (C)(3) Personnel Doors. Where equipment rated 800 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 25 feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic hardware.

Provide panic hardware on door out of Electrical Room 145.

RESPONSE: DOOR HARDWARE SET FOR ELECTRICAL ROOM #145 HAS BEEN UPDATE IN SPECIFICATION SECTION 08 71 00. (WEBER-BRR)

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.

Provide deferred shop drawings for review and approval.

RESPONSE: ACKNOWLEDGED. ONCE A GC IS AWARDED THE SHOP DRAWINGS WILL BE PROVIDED FOR REVIEW AND APPROVAL. (WEBER-BRR)

2. 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.

Provide a Knox box over the FDC at 6' A.F.F.

RESPONSE: EXTERIOR ELEVATION SHEET A2.2 HAS BEEN UPDATED TO SHOW A KNOX BOX OVER THE FDC. (WEBER-BRR)

3. 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.

Provide deferred shop drawings for review and approval.

RESPONSE: ACKNOWLEDGED. ONCE A GC IS AWARDED THE SHOP DRAWINGS WILL BE PROVIDED FOR REVIEW AND APPROVAL. (WEBER-BRR)

4. 2018 IFC (B) 1023.9 Stairway identification signs. A sign shall be provided at each floor landing in an interior exit stairway and ramp connecting more than three stories designating the floor level, the terminus of the top and bottom of the interior exit stairway and ramp and the identification of the stair or ramp. The signage shall also state the story of, and the direction to, the exit discharge and the availability of roof access from the interior exit stairway and ramp for the fire department. The sign shall be located 5 feet (1524mm) above the floor landing in a position that is readily visible when the doors are in the open and closed positions. In addition to the stairway identification sign, a floor-level sign in raised characters and Braille complying with the ICC A1 17.1 shall be located at each floor-level landing adjacent to the door leading from the interior exit stairway and ramp into the corridor to identify the floor level. Provide a Knox box over the FDC at 6' A.F.F.

RESPONSE: INTERIOR SIGNAGE IS A DEFERRED SUBMITTAL. A NOTE HAS BEEN ADDED IN THE ENLARGED STAIR PLANS REFERENCING THE REQUIREMENT FOR IDENTIFICATION. (WEBER-BRR)

5. 2018 IFC 506.1.2 Key boxes for non-standardized fire service elevator keys. Key boxes provided for non-standardized fire service elevator keys shall comply with Section 506.1 and 506.2 or as approved by the fire code official.

Action required- Provide a Knox elevator key box next to the elevator on the first floor.

RESPONSE: PER 2018 IBC SECTION 403.6.1 FIRE SERVICE ACCESS ELEVATORS ARE REQUIRED IN A BUILDING WITH AN OCCUPIED FLOOR MORE THAN 120 FEET ABOVE THE LOWEST LEVEL. ON SHEET A2.1, THE HIGHEST PARAPET IS NOTED AT 47'-1" AFF. A FIRE SERVICE ELEVATOR IS NOT REQUIRED FOR THIS PROJECT. A KNOX BOX IS TO BE PROVIDED ABOVE THE FDC. (WEBER-BRR)

6. BE] 1013.2 Floor-level exit signs in Group R-1. Where exit signs are required in Group R-1 occupancies by Section 1013.1, additional low-level exit signs shall be provided in all areas serving guestrooms in Group R-1 occupancies and shall comply with Section 1013.5. The bottom of the sign shall be not less than 10 inches (254 mm) nor more than 18 inches (455 mm) above the floor level.

The sign shall be flush mounted to the door or wall. Where mounted on the wall, the edge of the sign shall be within 4 inches (102 mm) of the door frame on the latch side.

Mentioned in Light Fixture Schedule, but not shown on plans.

RESPONSE: ADDED FIXTURE XC AND LOCATIONS ON PLANS. (PASCUA-ACERTUS)

Again, thank you for your timely review. I hope you find this response package to satisfactorily answer all of your code comments. If there is anything further you need from us, please contact me directly at the number or email below.

Sincerely,

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