



December 22, 2023

via upload

Ms. Sharon Bloom  
City of Lee's Summit, Missouri  
220 SE Green Street  
Lee's Summit, MO 64063

Re: Lee's Summit Downtown Market Plaza  
Lee's Summit, MO 64063  
Architect's Project 18225R21006

Dear Ms. Bloom:

In response to The City of Lee's Summit Missouri Permit Application Plan Review comments dated between November 14 and November 16, 2023, a copy of which is attached for reference, we offer the following responses:

**Fire Plan Review:**

- Response to Comment 1: Responses will be provided in Final Development Submittal.
- Response to Comment 2: Have adjusted Fire-Flow in Code Analysis. See Sheet G-101.
- Response to Comment 3: Updated FA system to voice messaging system.
- Response to Comment 4: Proposed address number location has been added to the front elevation. See Sheet A-201. Final approval to be provided by City of Lee's Summit.
- Response to Comment 5: Knox box relocated to 6 feet above finished floor (AFF) above the FDC.
- Response to Comment 6: Refer to Final Development Plan Response Letter.
- Response to Comment 7: Sprinkler Shop Drawings will be a deferred submittal.
- Response to Comment 8: Occupant load has been recalculated for both tables and chairs as well as non-fixed seating. See Sheet G-101.  
  
Maximum Occupancy sign parameters have been added. See Sheet I-301.
- Response to Comment 9: Connected high-volume-low-speed (HVLS) fans to the fire alarm system. See Sheet FP-101. Updated fire alarm matrix. See Sheet FP-000.
- Response to Comment 10: Added building-mounted exterior lighting fixture Types L7 and L8 to emergency lighting inverter for all egress exits.
- Response to Comment 11: Fire extinguishers have been added in the Main Lobby and the east Restroom Corridor. See Sheet G-101.

**Building Plan Review:**

- Response to Comment 1: Responses will be provided in Final Development submittal.
- Response to Comment 2: City has a contract with Geotechnology LLC to perform special instructions. City/Owner will provide letter to City/authority having jurisdiction.
- Response to Comment 3: Under review with the Health Department.
- Response to Comment 4: Understood. Will make Contractor aware.
- Response to Comment 5: Per Specification Section 077200, the guard will be mounted to the curb of the roof hatch. Basis of Design for the roof hatch and guard have been added to the Roof Plan. See Sheet A-121.
- Response to Comment 6: Per Specification Section 077200, the guard will be mounted to the curb of the roof hatch. Basis of Design for the roof hatch and guard have been added to the Roof Plan. See Sheet A-121.
- Response to Comment 7: Added 3-inch backflow preventer and associated domestic water piping and accessories in Storage 111 as well as a 4-inch floor drain and associated waste and vent piping; refer to Sheet P-101 for updates. See Sheets P-301, P-302, and P-401 for updated water isometric, waste and vent isometric, and Plumbing Fixture Schedules, respectively.
- Response to Comment 8: Added building-mounted exterior lighting fixture Types L7 and L8 to emergency lighting inverter for all egress exits.

**Licensed Contractors:**

- Response to Comment 1: Understood. Subcontractors have not been selected at this time.

We look forward to your approval.

Sincerely,

GLMV Architecture



Chaz Prunte, AIA  
Project Manager

RCP/as

Enclosures

c (w/enc.): 18225R21006

# Permit Application Status

PRCOM20235733

In order to schedule inspections, you need to be signed in.

## Summary

Application Number: PRCOM20235733  
Application Type: Building Permit - Commercial  
Application Status: In Plan Review  
Property Owner's Full Name: THE CITY OF LEES SUMMIT MISSOURI  
Category of Work: NEW COMMERCIAL  
Description of Work: NEW MULTI-FUNCTIONAL SPACE FOR FARMERS MARKET, GATHERING SPACE FOR EVENTS, AND DAILY ACTIVITIES  
Application Date: 11/01/2023  
Expiration Date: 05/14/2024

## Locations

Locations: Address  
[220 SE GREEN ST, LEES SUMMIT, MO 64063](#)  
Address  
[205 SE GREEN ST, Unit:B, LEES SUMMIT, MO 64063](#)  
Property  
[61230151300000000](#)  
Property  
[61230151400000000](#)  
Property  
[61230162300000000](#)  
Address  
[203 SE GREEN ST, LEES SUMMIT, MO 64063](#)

## Contacts

Property Owner: THE CITY OF LEES SUMMIT MISSOURI, Address:220 SE GREEN ST  
Email Contact: TYLER STOTLER, Address:MCCOWN GORDON, Phone:(816) 518-0622  
Applicant: MCCOWN GORDON CONSTRUCTION LLC, Address:850 MAIN ST, Phone:(816) 960-1111  
Contractor-Mechanical:  
Contractor-Electrical:  
Contractor-Plumbing:  
Architect: GLMV ARCHITECTURE , Address:9229 WARD PKWY SUITE #210, Phone:(816) 444-4200  
Special Inspections:  
Property Owner: CITY OF LEES SUMMIT, Address:PO BOX 1600

## Reviews

Review Type	Outcome	Est. Completion Date	Completed
Fire Plan Review	Rejected	11/15/2023	11/16/2023
	Reviewer:	Jim Eden	
	Corrections:	<u>Correction 1:</u> Miscellaneous Correction <u>Status:</u> Corrective Action Required <u>Date Status Changed:</u> 11/16/2023 <u>Comments:</u> Address site issues listed on the Final Development Plan.	
		<u>Correction 2:</u> Miscellaneous Correction	

Status: Corrective Action Required  
Date Status Changed: 11/16/2023

Comments: Code Analysis- Required Fire Flow-Local Amendment only allows a 50% reduction in fire flow for a fully sprinklered building.

Correction 3: Construction documents for fire alarm systems

Status: Corrective Action Required  
Date Status Changed: 11/16/2023

Comments: 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. Action required- Provide shop drawings for review and approval. A voice messaging system may be required.

Correction 4: Address numbers required

Status: Corrective Action Required  
Date Status Changed: 11/16/2023

Comments: 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).

Correction 5: Knox box required

Status: Corrective Action Required  
Date Status Changed: 11/16/2023

Comments: 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. Action required- Provide a Knox box 6'AFF over the FDC. Order at [Knoxbox.com](http://Knoxbox.com).

Correction 6: Locks on gates or barriers

Status: Corrective Action Required  
Date Status Changed: 11/16/2023

Comments: 2018 IFC 506.1.1-Locks. An approved lock shall be installed on gates or similar barriers when

be installed on gates or similar barriers when required by the fire code official. Action required- Provide Knox padlocks, or key switch if electric gate, for the gates on the fire lane east of the market.

Correction 7: Construction documents - Fire protection systems

Status: Corrective Action Required

Date Status Changed: 11/16/2023

Comments: 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. Action required- Provide sprinkler shop drawings for review and approval.

Correction 8: Miscellaneous Correction

Status: Corrective Action Required

Date Status Changed: 11/16/2023

Comments: Code Analysis- Recalculate the occupant load for the total square footage of the space based on Net and Gross Floor Area as defined by the IFC and IBC Commentary. Provide occupant loads and signage for the most likely use of the space for tables and chairs(15sqft/person), non-fixed seating (7sqft/person) and mercantile (60sqft/person).

Correction 9: Miscellaneous Correction

Status: Corrective Action Required

Date Status Changed: 11/16/2023

Comments: The HVLS fans shall be connected to the fire alarm system. Verified on alarm plans and at inspection.

Correction 10: Emergency power for illumination

Status: Corrective Action Required

Date Status Changed: 11/16/2023

Comments: 2018 IFC 1008.3.1 & 3.2 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following: 1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress. 2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits. 3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits. Action required- Provide exit discharge emergency lighting.

Correction 11: Portable fire extinguishers - conspicuous locations

Status: Corrective Action Required

Date Status Changed: 11/16/2023

Comments: 2018 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible

locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel. Action required- Provide fire extinguishers in the main lobby and east restroom corridor. This will allow access when the market area is closed, but the restrooms are open for outdoor events.

Reviewer Comments:

**Building Plan Review**

Rejected	11/15/2023	11/15/2023
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Reviewer: Joe Frogge

Corrections:

Correction 1: Final Development Plan  
Status: Corrective Action Required  
Date Status Changed: 11/14/2023

Comments: 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.

Correction 2: IBC 1704.2 Special Inspections  
Status: Corrective Action Required  
Date Status Changed: 11/14/2023

Comments: 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.

Correction 3: Health Dept Review  
Status: Corrective Action Required  
Date Status Changed: 11/14/2023

Comments: 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.

Correction 4: Health Dept Inspection  
Status: Corrective Action Required  
Date Status Changed: 11/14/2023

Comments: 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.

Correction 5: IMC 306.5 Equipment on roofs  
Status: Corrective Action Required  
Date Status Changed: 11/14/2023

Comments: 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: Provide side rail extension at roof hatch.

Correction 6: IBC 1015.7 Roof access - roof hatch guard

Status: Corrective Action Required

Date Status Changed: 11/14/2023

Comments: 2018 IBC 1015.7 Roof access. Guards shall be provided where the roof hatch opening is 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 be constructed so as to prevent the passage of a sphere 21 inches in diameter. (see code for exception) Action required: Comment is informational. If mechanical screen is to act as fall protection guard it must meet strength/loading requirements in IBC 1607.8.

Correction 7: IPC 608.1 Backflow

Status: Corrective Action Required

Date Status Changed: 11/15/2023

Comments: 2018 IPC 608.1 General. A potable water supply system shall be designed, installed and maintained in such a manner so as to prevent contamination from nonpotable liquids, solids or gases being introduced into the potable water supply through cross-connections or any other piping connections to the system. Backflow preventer applications shall conform to Table 608.1, except as specifically stated in Sections 608.2 through 608.17.10. 2018 IPC 604.8 Water Pressure reducing valve or regulator. Where water pressure within a building exceeds 80 psi static, an approved water-pressure reducing valve conforming to ASSE 1003 or CSA B356 with strainer shall be installed to reduce the pressure in the building water distribution piping to not greater than 80 psi static. Action required: At water service entry provide shut-off valve, RPZ backflow preventer (inside building), and pressure reducing valve.

Correction 8: IBC 1008.3 Emergency power for illumination - at exit discharge

Status: Corrective Action Required

Date Status Changed: 11/15/2023

		<p><u>Comments:</u> 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 all emergency exits.</p>	
Reviewer Comments:			
<b>Licensed Contractors</b>	Rejected	11/15/2023	11/14/2023
Reviewer:	Joe Frogge		
Corrections:	<p><u>Correction 1:</u> LC - MEP Subs  <u>Status:</u> Corrective Action Required  <u>Date Status Changed:</u> 11/14/2023</p> <p><u>Comments:</u> 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.</p>		
Reviewer Comments:			
<b>Final Development Plan Review</b>	Pending	11/15/2023	
Reviewer:	Dawn Bell		
Reviewer Comments:			
<b>Alarm Plan Review</b>	Pending		
Reviewer:	Jim Eden		
Reviewer Comments:			
<b>Sprinkler Plan Review</b>	Pending		
Reviewer:	Jim Eden		
Reviewer Comments:			
<b>Health Department Review</b>	Pending		
Reviewer:	Joe Frogge		
Reviewer Comments:			

**Fees**

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<b>Paid Fees</b>	<b>Amount</b>	<b>Paid</b>	<b>Owing</b>	<b>Date Paid</b>
None	\$0.00	\$0.00	\$0.00	
<b>Outstanding Fees</b>	<b>Amount</b>	<b>Paid</b>	<b>Owing</b>	<b>Date Paid</b>
<b>Totals:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

Total Amount Payable Online: \$0.00

– **Inspections**

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There are no inspections for this permit application.

– **Documents & Images**

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<b>Date Uploaded</b>	<b>File Type</b>	<b>Document Name</b>
11/01/2023	Application Form	<a href="#">2019 Commercial Permit Application</a>
11/01/2023	Engineer Report/Study	<a href="#">23-10-31 LSDM_SWPPP</a>
11/01/2023	Plans	<a href="#">COMBINED DRAWING SET - VOL 1</a>
11/01/2023	Plans	<a href="#">COMBINED DRAWING SET - VOL 2</a>
11/01/2023	Specifications	<a href="#">Specifications</a>
11/02/2023	Engineer Report/Study	<a href="#">23-23 LS Market Plaza - Calculations</a>
11/02/2023	Letter	<a href="#">License Tax Bill</a>
11/16/2023	Letter	<a href="#">DS P/R Corrections Document</a>