

January 30, 2024

*Joe Frogge & Jim Eden
City of Lee's Summit MO, City Planning and Development
220 SE Green Street
Lee's Summit, MO 64063*

RE: MCC Longview Chemistry Lab Renovation – Plan Review Staff Comments Response
PRCOM20236289 – Alteration Commercial Permit

Joe and Jim,

Please accept this letter and the following attachments for our revised submittals as outlined above:

- Staff comments response letter and responses.
- Revised drawing sheets as indicated.

Please let us know if you have any questions. Thank you.



Marissa Carroll, Sr. Project Architect

HOLLIS + MILLER ARCHITECTS

Project No. 23011.00



Licensed Contractors - Responses

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: Provide an email address & phone number for the on-site contact which is where inspection reports will be sent.

- a. Response: Onsite Contact
 - i. Webber Bennett, Infinity Group Superintendent
 - ii. 816-308-8944
 - iii. webber.b@infinitygroupmo.com

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. (Infinity Group is not licensed to do plumbing work).

- a. Response: Below are the MEP contractors and their addresses.
 - i. HVAC: TempCon
 - ii. 15670 S Keeler St
 - iii. Olathe, KS 66062
 - iv. Electrical: Core Electric
 - v. 3050 S 44th St
 - vi. Kansas City, KS 66106
 - vii. Plumbing: PMI Services LLC
 - viii. PO Box 726
 - ix. St Joseph Mo 64502

Building Plan Review - Responses

1. 2018 IBC 1103.1 Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

Action required:

- Provide turning space in front of lockers.
- At least 1 fume hood to be accessible (max. 34" high at work space)

- a. Response: Added turning radius in front of lockers and expanded viewport to show entire hallway width. The accessible fume hood can be found on J1/A621. We have clarified the 34" max high elevation.



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 surfaces at cabinetry represented in elevations E1 and N1 on sheet A621.
 - a. Response: Accessible working surfaces have been provided at the student station and teaching demonstration stations, A1 and A12 on sheet A621. Due to this being a chemistry lab where students and teachers are required to stand for experiments (if possible) for safety protocols, accessible heights are provided at designated working stations but not perimeter storage areas where experiments shall NOT be carried out.
3. 2018 IMC 602.2.1 Materials within plenums. Except as required by Sections 602.2.1.1 through 602.2.1.5, materials within plenums shall be noncombustible or shall be listed and labeled as having a flame spread index of not more than 25 and a smoke-developed index of not more than 50 when tested in accordance with ASTM E84 or UL 723. (see code section for exceptions)
 Action required: Provide verification that acid waste pvfd meets flame spread and smoke develop indexes.
 - a. Response: Please see the response in the subsequent RTM letter.
4. 2018 IPC 916.3 Vent installation below the fixture flood level rim. The vent located below the flood level rim of the fixture being vented shall be installed as required for drainage piping in accordance with Chapter 7, except for sizing. The vent shall be sized in accordance with Section 906.2. The lowest point of the island fixture vent shall connect full size to the drainage system. The connection shall be to a vertical drainpipe or to the top half of a horizontal drain pipe. Cleanouts shall be provided in the island fixture vent to permit rodding of all vent piping located below the flood level rim of the fixtures. Rodding in both directions shall be permitted through a cleanout.
 Action required: Modify Island fixture vent venting detail. Cleanout on vent side to either be above flood rim level or be bi-directional.
 - a. Response: Please see the response in the subsequent RTM letter.

Fire Plan Review - Responses

1. 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 "as built" plans for any sprinkler coverage modifications.
 1. Response: Acknowledged.



2. 3803.1.1 Chemical safety reviews. Operating and emergency procedures planning, and documentation shall be provided in accordance with Sections 5001.3.3.11 through 5001.3.3.17. Such documentation shall be prepared by laboratory safety personnel or special experts and shall be made available in the workplace for reference and review by employees. Copies of such documentation shall be made available to the fire code official for review upon request.
3803.1.2 Chemical handling. Receiving, transporting on site, unpacking, and dispensing of hazardous materials shall be carried out by persons trained in proper handling of such materials and shall be performed in accordance with Chapters 50 through 67, as applicable.
Verified at inspection.

1. Response: Acknowledged

3. 3803.2 Hazardous materials storage and use. Hazardous materials storage, handling and use in laboratories and laboratory suites complying with Chapter 38 shall be in accordance with this chapter and Chapters 50 through 67.
3803.2.1 Container size. The maximum container size for all hazardous materials shall be 5.3 gallons (20 L) for liquids, 50 pounds (22.7 kg) for solids, 100 cubic feet (2.83 m³) for health-hazard gases per Table 5003.1.1(2) and 500 cubic feet (14.15 m³) for all other gases in accordance with Table 5003.1.1(1).
Verified at inspection.

1. Response: Acknowledged





December 18, 2023

Re: City Comments
MCC – Longview

In reference to the review comments for MCC – Longview.

Building Plan Review Comments:

Comment 3

Sheet P401

- Added information on pipe material schedule to include acid waste and vent piping shall be noncombustible.

Comment 4

Sheet P401

- Revised detail of island vent to include bi-directional cleanout on vent piping side.

Respectfully,

Keith Hammerschmidt

Keith Hammerschmidt, PE
RTM Engineering Consultants