



February 5, 2024

RE: Permit No: PRCOM20240162
Project Title: SNAPPY CLEAN LAUNDRY LLC
Project Address: 404 SW NICHOLS ST, LEES SUMMIT, MO 64063

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 it is available.

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. 2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code. Action required: Provide drinking fountain or approved equivalent.

Response: In accordance with City Code Sec. 7-406; In other occupancies, where drinking fountains are required, water coolers, bottled water dispensers or break rooms with a kitchen sink

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shall be permitted to be substituted for the required drinking fountains. A water cooler has been indicated by floor plan note 'F05' on revised sheet A3.

2. Provide header/framing detail for new louver behind dryers.

Response: Refer to letter uploaded to portal from Keystone KC Engineering, LLC.

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). Correct the addressing on the front and rear doors to indicate a single tenant. Verified at inspection.

Response: General Note #13 on Cover Sheet CS indicates these requirements.

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.



Ken Kleffner, RA
Architect