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Designing Solutions Together

February 16, 2024

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| To Lee's Summit Building Dept. 220 SE Green Street Lee's Summit, MO 64063 | Project | Bath & Body Works – Summit Woods Crossing Store No. 104.01.1733.02 Space No. M8-A & 1752A (Remote Storage) 1702 NW Chipman RD. Lee's Summit, MO 64081 |
| | Arch Project # | 20231193.0 |
| | Permit no.: | PRCOM20240230 |

To Whom It May Concern:

The following contains our response to the city comments received on February 2nd.

The original comments are followed by our response in bold.

Outstanding Corrections

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.

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: Noted. Contractor information will be provided once the project has been awarded.

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: Noted. Sub-contractor information will be provided once the project has been awarded.

BUILDING PLAN REVIEW:

1. 2018 IBC 2902.2 Separate Facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. (see code for exceptions)

Action required: Provide separate facilities for each gender or submit a Code Modification Request (CMR) to request use of 2021 codes to justify code use.

Response: Per section 2902.2 of the 2018 IBC, exception 3 states that “separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or less.” Since our total occupant load is at 70 occupants, we will not be required to provide separate facilities. Please also refer to section 403.2 of the IPC 2018 edition states that “separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer”.

2. 2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4.

2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing, and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches.

2018 1209.2.2 Walls and partitions. Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Action required: Specify compliant wall finish at mop sink. If paint is used it must be epoxy based.

Response: Understood, the wall finish at the mop sink includes SF-1 which is a fiber-reinforced polyester material that goes up to 4'-0" A.F.F., with an epoxy paint finish above. Please refer to keynote 4 on sheet A02.1 indicating that the G.C. is to install a waterproofing membrane and to ensure that the paint is epoxy based.

FIRE PLAN REVIEW:

1. 2018 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous 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.

Relocate to conspicuous locations. Verified at inspection.

Response: Understood, the fire extinguisher that was previously located under the cashwrap has been re-located along the egress path. We have also added (1) additional fire extinguisher in room 1 along the egress path. Please refer to keynote 36 on sheet A02.1 indicating that exact locations are to be coordinated with the fire marshal.

2. 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 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 shop drawings for review and approval.

Response: Understood, this has been added to sheet A00.0: Cover Sheet to indicate that the fire alarm systems will be submitted as deferred submittals.

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 shop drawings for review and approval.

Response: Understood, this has been added to sheet A00.0: Cover Sheet to indicate that the fire sprinkler systems will be submitted as deferred submittals.

4. Provide emergency lighting along the egress pathway from the northwest corner of the space.

Response: Understood, please refer to sheets A04.1 & E03.01 indicating the required number of emergency lights for this space, shown as 'FK'.

This revision includes the REV1 submittal, indicated in the revision summary.

Sincerely,

Melissa Conwell
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