

MIDWEST ARCHITECTS, LLC
1120 NW Eagle Ridge Blvd.
Grain Valley, MO 64029
(816) 229-8115

Development Services
CITY OF LEE'S SUMMIT, Missouri
220 SE Green Street
Lee's Summit, MO 64063

Re: Spiritus Tenant Finish
2237 NE Town Centre Blvd
Lee's Summit, MO 64064

Permit No.: PRCOM20234376

March 11, 2024

Dear Plans Examiner:

We have received your plan review comments and have itemized our responses to correspond with each comment.

Licensed Contractors:

1. The licensed general contractor is NORTH OAK SAFETY STORAGE, LLC. The onsite contact is Clayton Ward (816) 229-8115, clayton@safetyministorage.com.
2. R2 PLUMBING is in the process of obtaining the required contractor business license.

Building Plan Review:

1. The license tax / fee note is acknowledged.
2. See tenant's business description below:
 - a. Spiritus is a company working on Direct Air Capture (DAC) of Carbon Dioxide. The Lee's Summit facility will produce the sorbent for the DAC systems that will be deployed at other company locations. The sorbent is a nonhazardous solid polymer that will be produced with commercially available materials. Exact formulation is proprietary. One material is corrosive, nonvolatile, and nonflammable. All other materials are non-hazardous. Materials will be stored and handled in accordance with all applicable regulations. None of the materials to be used are on EPA lists for reportable quantities. The sorbent will be produced in batch or inline mixing processes and cured. Occupants have decades of chemical manufacturing experience and are familiar with rules and regulation surrounding the safe and proper handling of chemicals during manufacturing processes. They are also engaging with local environmental consultants to ensure all regulations are met.
 - b. Also, see the attached Hazardous Materials Inventory Statement provided by the tenant.
3. Storage 115 and door have been removed. See revised sheets A-005, A-110, and A-410.
4. Storage 115 and door have been removed. See revised sheets A-005, A-110, and A-410.
5. Please see revised sheet A-002 for condenser screening notes.
6. Guards will be provided at equipment platforms. See notes on sheet A-411.

7. See sheets M-2, M-3, P-2, and P-3 for added notes regarding the condensate disposal at furnaces. **See Revised Sheet P-2 for additional note addressing auxiliary and secondary condensate drain systems.**
8. See sheets P-2 and P-3 for added note requiring compliance with 2018 IPC 504.6 for discharge piping and terminations at water heaters.
9. See sheet MEP-2 for emergency lighting in Production Area 140. All emergency lighting and exit signs required at exterior exits are being installed as a part of the shell phase.
10. All emergency lighting and exit signs required at exterior exits are being installed as a part of the shell phase.
11. See sheets MEP-2, E-2 and E-3 for convenience receptacles near condensers and mechanical equipment platforms.
12. See sheet E-4 for concrete-encased electrode grounding system.

Fire Plan Review:

1. Shop drawings will be submitted for review and approval as a deferred submittal by the Fire Alarm System contractor.
2. Shop drawings will be submitted for review and approval as a deferred submittal by the Fire Suppression System contractor.
3. See tenant's business description below:
 - a. Spiritus is a company working on Direct Air Capture (DAC) of Carbon Dioxide. The Lee's Summit facility will produce the sorbent for the DAC systems that will be deployed at other company locations. The sorbent is a nonhazardous solid polymer that will be produced with commercially available materials. Exact formulation is proprietary. One material is corrosive, nonvolatile, and nonflammable. All other materials are non-hazardous. Materials will be stored and handled in accordance with all applicable regulations. None of the materials to be used are on EPA lists for reportable quantities. The sorbent will be produced in batch or inline mixing processes and cured. Occupants have decades of chemical manufacturing experience and are familiar with rules and regulation surrounding the safe and proper handling of chemicals during manufacturing processes. They are also engaging with local environmental consultants to ensure all regulations are met.
 - b. Also, see the attached Hazardous Materials Inventory Statement provided by the tenant.
4. (See item 3 above).
5. See the Life Safety Legend and the Code Plan on Sheet A-002 for the fire extinguisher type and locations.
6. All emergency lighting and exit signs required at exterior exits are being installed as a part of the shell phase.

Please call if you have any questions.

Sincerely,

MIDWEST ARCHITECTS, LLC

MICHAEL MOORES, RA