

December 15th, 2023

Joe Frogge
City of Lee's Summit
Building Department
220 SE Green Street
Lee's Summit, MO



ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

RE: Wilshire Hills III

Dear Joe Frogge:

Licensed Contractors Comments:

Reviewer: Joe Frogge

1. 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.

2. MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

Response: Noted.

Building Plan Review Comments:

Reviewer: Joe Frogge

1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan. Comment is informational.

Response: Noted.

2. A one-time impact fee in the form of a license tax must be collected before occupancy can be granted. Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will be provided during that stage of your approval process. The fee will be \$13,600.00.

Response: Noted; fee to be paid by owner.

3. Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

Response: Please see attached statement of special inspections.



4. Prior to installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

Response: Noted.

5. Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector.

Response: Noted.

6. Elevator Safety Act and Rules 701.361 – Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

Response: Noted.

7. Provide UL assembly details for U356 (wall designation P30). Specify fire ratings for doors 1004, 1006, 1007, 2002, 3001, 3002, 3003.

Response: UL Assembly has been added for U356. Door schedule has been updated and verified for the listed doors.

8. Amend Special Inspection Criteria on sheet S-001 to cover truss inspections per 2018 IBC 1705.5.2.

Response: Sheet S-001 has been updated.

9. Provide minimum 60" clear behind Restrooms RR 1007, RR 2002, and RR 3003.

Response: All public restrooms have been updated to provide sufficient clearance.

10. Amend designs to show how structural elements of front canopy are protected per Table 601.

Response: Canopy is detached from the building, and will be classified as V-B construction (0 HR separation required).

11. Provide complete bedroom unit plans for accessible units. (ICC/ANSI Type A).

Response: Please see sheet A-400 for Type A unit plans and details for accessible units.

12. Amend designs to demonstrate compliance at public restrooms and at mop sink.

Response: Per this section, we will provide R.V.S. wall protection within 2 feet of service sinks, urinals or water closets to a height of 4 feet A.F.F. See Finish Schedule on sheet A-600 for more clarification.



13. Provide signs to comply.

Response: Added keyed note 7 on M201.

14. Modify island fixture vent venting to show required cleanout(s).

Response: Added island sink venting detail to Sheet P302, showing required cleanouts.

15. Add "...3" to services #1 and #2.

Response: Added note to services #1 and #2 as requested. Refer to revised riser sheet E301.

Fire Plan Review Comments:

Reviewer: Jim Eden

1. 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.

Response: Noted. Fire alarm system will be a deferred submittal.

2. 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).

Response: Noted. Fire sprinkler system will be a deferred submittal.

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.

Response: Noted.



4. The range hood suppression system in the community room shall be connected to the building fire alarm. Confirmed at inspection and life safety testing.

Response: Note has been added to range hood to interconnect suppression system to fire alarm system. Refer to revised sheet E201.

5. Confirm meeting room 3001 will have tables and chairs (OL43) to meet the egress configuration for the room.

Response: Confirmed.

6. Hydrants and the base asphalt layer of the parking lot shall be in place before going vertical with combustible construction or storage of combustible building materials on site.

Response: Revised 1st floor plan wall hydrants quantity and locations to reduce total number of wall hydrants.

7. 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. Provide a Knox box 6' A.F.F. over the FDC.

Response: Noted – Knox box will be provided above FDC as required.

8. 2018 IFC 506.1.2 Key boxes for non-standardized fire service elevator keys. Key boxes provided for non-standardized fire service elevator keys shall comply with Section 506.1 and 506.2 or as approved by the fire code official. Provide a Knox elevator key box on the first floor at the elevator.

Response: Noted.

Should you have any questions, please do not hesitate to call.

Sincerely yours,

ROSEMAN & ASSOCIATES, P.C.

Sarah Burdick

cc.

Enclosure