



March 29, 2024

City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

Attn: Mr. Mike Weisenborn

Reference: PRCOM20240118
John Knox Village – Courtyards Building E - 515 NW Moore St

Dear Mike,

Please see our responses to the Courtyards Building E review comments from the City:

Fire Plan Review

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.

Provide alarm shop drawings for review and approval.

2/27/2024 Acknowledged

2. 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 sprinkler system shop drawings for review and approval.

2/27/2024 Acknowledged

3. 3311.2 Maintenance. Required means of egress and required accessible means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building.
Exception: Approved temporary means of egress and accessible means of egress systems and facilities.

Provide a temporary egress plan for the existing buildings.

2/27/2024- Provide final plan.

Response: (SFCS) – Final Egress Plan is attached on detail 3 on A1.1 sheet. The final egress of the existing Courtyards B and C buildings will be very similar to what was in place before construction of the new building.

4. Resolve outstanding conditions for the site on the Final Development Plan.

Response: (SFCS) – Approved with Conditions on March 14, 2024.

6. 909.2 General design requirements. Buildings, structures, or parts thereof required by the International Building Code or this code to have a smoke control system or systems shall have such systems designed in accordance with the applicable requirements of Section 909 and the generally accepted and well-established principles of engineering relevant to the design. The construction documents shall include sufficient information and detail to describe adequately the elements of the design necessary for the proper implementation of the smoke control systems. These documents shall be accompanied with sufficient information and analysis to demonstrate compliance with these provisions.

Provide detailed plans and documents supporting atrium protection.

2/27/2024 Provide the analysis to indicate the designed system will do what is intended.

Response: (SFCS) – Please see the attached Rational Analysis for Smoke Control System Design.

7. smoke control systems subject to the provisions of Section 909 shall undergo special inspections and tests sufficient to verify the proper commissioning of the smoke control design in its final installed condition. The design submission accompanying the construction documents shall clearly detail procedures and methods to be used and the items subject to such inspections and tests. Such commissioning shall be in accordance with generally accepted engineering practice and, where possible, based on published standards for the particular testing involved. The special inspections and tests required by this section shall be conducted under the same terms as in Section 1704 of the International Building Code.

Third party testing of the system is required.

Response: (SFCS) – Please see the attached Special Inspection Letter from Poole Fire Protection.

8. Show the smoke detector locations in the apartments.

Response: (SFCS) – Shown on enlarged unit plans (E3.1 – E3.3). Accepted in email response from Assistant Fire Chief Jim Eden on March 7th, 2024.

Building Plan Review

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

Action required: Comment is informational.

2/21/24 - Acknowledged in letter.

Response: (SFCS) – Approved with Conditions on March 14, 2024.

2. 2018 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

Response: (SFCS) – Please see the attached Special Inspection Letter from Poole Fire Protection.

3. Prior to the 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.

Action required: Comment is informational.

2/21/24 - Acknowledged in letter.

4. 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.

Action required: Comment is informational.

2/21/24 - Acknowledged in letter.

5. 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.

Action required: Comment is informational.

2/21/24 - Acknowledged in letter.

6. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Comment is informational. Truss packages deferred per request.

2/21/24 - Acknowledged in letter.

15. 2017 NEC Article 110.26 (C) (2) Large Equipment. For equipment rated 1200 amperes or more and over 6 feet wide that contains overcurrent devices, switching devices, or control devices, there shall be one entrance to and egress from the required working space not less than 24" wide and 6'6" high at each end to the working space. A single entrance to and egress from the required working space shall be permitted where either of the conditions in 110.26(C)(2)(a) or (C)(2)(b) is met.

(a) Unobstructed Egress. Where the location permits a continuous and unobstructed way of egress travel, a single entrance to the working space shall be permitted.

(b) Extra Working Space. Where the depth of the working space is twice that required by 110.26(A)(1), a single entrance shall be permitted. It shall be located such that the distance from the equipment to the nearest edge of the entrance is not less than the minimum clear distance specified in Table 110.26(A)(1) for equipment operating at that voltage and in that condition.

110.26 (C)(3) Personnel Doors. Where equipment rated 800 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 25

feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic hardware.

Action required: Provide panic hardware at door 118 out of Room MEP/E118

2/21/24 - Hardware set 11A not found in spec.

Response: (SFCS) – Section 087100 – DOOR HARDWARE is attached. See page 34.

16. 2018 IBC 1705.18 Testing for smoke control. Smoke control systems shall be tested by a special inspector.

Action required: Provide information and or details as to how this requirement will be satisfied.

2/21/24 - deferred per request

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.

2/21/24 - Acknowledged in letter.

Response: (SFCS) – Straub Construction has been retained as the General Contractor and will provide this information when applicable.

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.

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

2/21/24 - Acknowledged in letter.

Response: (SFCS) – Straub Construction has been retained as the General Contractor and will provide this information when applicable.

If you have any comments or concerns, please let us know.

Sincerely,



Daron Speight, AIA
Project Manager/Senior Associate

Attachments: A1.1 – Architectural Site Plan – Addendum 2 – Issued March 29th, 2024
Rational Analysis for Smoke Control System Design
Special Inspection Letter – Poole Fire Protection
087100 Door Hardware Specification Section
Addendum 1 – Drawings - Issued March 7th, 2024
Addendum 1 – Narrative and Specification – Issued March 7th, 2024

pc: Mr. Eric Scott – John Knox Village
Mr. Jeff Hobbs – John Knox Village
Mr. Justin Thompson – John Knox Village
Mr. Eric Byrd – BHC Rhodes
Mr. Parker Young – Straub Construction
SFCS: CLH/CRW/LBF/DPW/MAH/MAW/KFY/DAH

SFCS