



15 April,2024

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

RE: New Single Family
8720 N Lewis Ave
Kansas City, Missouri

Dear Joe Frogge and Jim Eden,
Please find our responses to each of the comments listed below and a reference to the drawings that have been revised.

LETTER OF RESPONSE RE: Plan Review- PRCOM20241403

Licensed Contractors

Reviewed By: Joe Frogge

1. *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 the company name of licensed Mechanical subcontractor.

Plumbing Contractor: Howerton Plumbing LLC, 195 NW AA Highway Kingsville Mo, 816-694-0303

Mechanical Contractor: Shaw Heating Cooling, Josh Shaw, 816-447-4198

Building Plan

Reviewed By: Joe Frogge

1. *2018 IBC 2902.3.1 Access. The route to the public toilet facilities required by Section 2902.3 shall not pass through kitchens, storage rooms or closets. Access to the required facilities shall be from within the building or from the exterior of the building. All routes shall comply with the accessibility requirements of this code. The public shall always have access to the required toilet facilities that the building is occupied.*

Action required: Access to restrooms is required but not allowed through storage rooms. (this applies to both restrooms)

Relocated Cat Play Room 100 north wall to accommodate public access to Restroom 105 through Hall 103. ADA Restroom 108 will be accessed from the retail space.

RE: A13 New Floorplan/A1 Demolition Plan, New Floor Plan, ADA Elevations

2. *ICC A117.1 Section 304.3 Size. Turning spaces shall comply with Section 304.3.1 or 304.3.2. 304.3.1 Circular Space. 304.3.1.1 New Buildings and facilities. In new buildings and facilities, the turning space shall be a circular space with a 67-inch minimum diameter. (see code for information regarding allowed overlapping) 304.3.1.2 Existing buildings and facilities. In existing buildings and facilities, the turning space shall be a circular space with a 60-inch minimum diameter. (see code for information regarding allowed overlapping)*

Action required: Provide minimum 60" clear for turning space in Ante Room 107.

Ante Room 107 relocated east wall to accommodate 60" clear turning space.

RE: A13 New Floorplan/A1 Demolition Plan, New Floor Plan, ADA Elevations

3. *2018 IBC 502.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not*



be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of 1/2 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

Action required: Given door placement we have assigned this suite the number 294.

Additional notes were added to reflect signage requirements.

RE: A13 New Floorplan/A1 Demolition Plan, New Floor Plan, ADA Elevations

4. 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.) 1209.2.3 Showers. (see code for details) 1209.2.4 Waterproof joints. (see code for details)
Action required: Specify compliant wall finish materials at the service sink. If paint is used it must be epoxy based.

Utility Room 110 to receive epoxy paint.

RE: Finish Schedule/A2 Reflected Ceiling Plan, Finish Schedule, Door Schedule

5. Inadequate information to complete review.
Action required: Provide complete MEP design or provide detailed scopes of work that cover methods and materials.

ADA Restroom 107 to receive a new exhaust fan and supply grille. All lights remain and relocate as noted on the reflected ceiling plan.

The scope of work for plumbing in ADA Restroom 107 consists of a new ADA toilet, and sink. Utility room 110 to replace the existing sink with a service sink and raise the water heater off the ground.

RE: A5 Reflected Ceiling Plan New/A2 Reflected Ceiling Plan, Finish Schedule, Door Schedule,

RE: Howerton Plumbing LLC Description/Material/Method sheet.

RE:A13New Floor Plan/A1 Demolition plan, New Floor Plan, ADA Elevations

RE:A1 Demolition Plan/ A1 Demolition plan, New Floor Plan, ADA Elevations

Fire Plan Review

Reviewed By: Jim Eden

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 inches (12.7 mm).
Use one address for the space. All doors from the space shall be posted.
Additional notes were added to reflect signage requirements.
RE: A13 New Floorplan/A1 Demolition Plan, New Floor Plan, ADA Elevations
2. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.
Provide a minimum of two, 2A,10B,C fire extinguishers at the front door and NW exit door. Verified at inspection.



**Relocated fire extinguishers to be located at the front door and NW exit door
RE:F12 Code Plan/AO Code Information**

3. *The fixed door from the play area shall be posted "THIS DOOR NOT AN EXIT".
Signage will be provided to fixed door in Cat Play Room 100*

RE:A13 New Floor Plan/ A1 Demolition Plan, New Floor Plan, ADA Elevations.

REVISIONS

1. Recalculated occupancy to be Business to allow additional space for the cats to roam and to be kenneled. *"Per Section 304.1 Business Group B Business group B occupancy included, among other, the use of a building of structure, or portion thereof, for office professional or service-type of transactions, including storage of records and accounts. Business occupancies shall include but not be limited to the following: Animal hospitals, kennels, and pounds."*
Owner to provide a max occupancy sign of 25 occupants for cat play room.

ATTACHMENTS:

- **PRCOM20241403 Letter of Response - City Comments – 16 April 2024**
- **PRCOM20241403 City Comments – Sugar Kittens- 16 April 2024**
- **Howerton Plumbing LLC Description/Material/Method sheet.**

Sincerely,

A handwritten signature in black ink that reads 'Aimee D. Gray'.

Aimee D. Gray, AIA, NCARB
A3G Architects

<https://a3garchitects.sharepoint.com/sites/A3GArchitects/Shared Documents/A3G Projects/Sugar Kittens - Lee's Summit/Drawings/PDF/City Comments/PRCOM20241403- Letter of Response.docx>