

April 19<sup>th</sup>, 2024

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:

**Fire Plan Review Comments:**

Reviewer: Jim Eden

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. This comment refers to fire hydrants, not wall hydrants.

***Civil Response: A fire hydrant has been added to the central island within 30 feet of the FDC as well as on the rear fire access lane north of the building.***

**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. Comment is informational.

**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. Comment is informational.

**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. Comment is informational.

**Response: Noted.**

7. 2018 IBC 703.2 Fire-resistance ratings. The fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E 119 or UL 263 or in accordance with Section 703.3. The fire-resistance ratings of penetrations and fire-resistant joint systems shall be determined in accordance Sections 714 and 715, respectively. Specify fire ratings for doors 1004, 1006, 1007, 2002, 3001, 3002, 3003.

**Response: Please see sheet A-600 – Door schedule fire ratings have been updated and verified for the listed doors. Door rating call outs added to code plans as well for clarification.**

10. Amend designs to show how structural elements of front canopy are protected per Table 601. Either amend as requested or rate walls per IBC Table 602.

**Response: Per IBC section 3105 and chapter 2 definition of a canopy, this will be a structurally independent structure separate from the main building (V-A), allowing the differing V-B construction type specified.**

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

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



**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.***

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

Sincerely yours,

**ROSEMANN & ASSOCIATES, P.C.**

Sarah Burdick

cc.

Enclosure