

April 18, 2024

VIA EMAIL

Joe Frogge
Plans Examiner
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

RE: PRCOM20241344 – Image Studios – Summit Fair – 840 NW Blue Pkwy

Joe,

This letter is in response to your review comments, received in your letter dated April 3, 2024. You will find your comments in **bold** and our response in *italics*.

Licensed Contractors

1. **Lee's Summit Code of Ordinance, Section 7-130.4 – Business License. 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 company names of licensed MEP contractors.

Response: The mechanical subcontractor will be Saladino Mechanical, the electrical subcontractor will be Electrical Associates, and the plumbing subcontractor will be Integrity Plumbing.

Building Plan Review

1. **2018 IPC 403.1.1 Fixture calculations. To determine the occupant load of each sex, the total occupant load shall be divided in half. To determine the required number of fixtures, the fixture ratio or ratios for each fixture type shall be applied to the occupant load of each sex in accordance with Table 403.1. Fractional numbers resulting from applying the fixture ratios of Table 403.1 shall be rounded up to the next whole number. For calculations involving multiple occupancies, such fractional numbers for each occupancy shall be first be summed and then rounded up to the next whole number. (see code for exception)**

Action required: Additional water closet required. 90/2+45. 1 required per 25 for each gender.

Response: Fixture calculations were calculated, 90/2 for the first 50 and then 1 for every 50 remaining, determining 3 restrooms are required and provided.

2. **2018 IPC 403.2 Separate Facilities. (As amended by Lee's Summit Code of Ordinances Section 7-405) Where plumbing fixtures are required, separate facilities shall be provided for each sex. Exceptions:**

1. Separate facilities shall not be required for dwelling units and sleeping units.
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer.
4. Separate facilities shall not be required in business occupancies in which the maximum occupant load is 25 or fewer.

Action required: Proposed use of coed restrooms not allowed under 2018 IBC. Given that it is allowed under subsequent years, we offer the use of our Code Modification Request (CMR) process. Application form is attached.

Response: Code Modification Request form is attached.

3. **Lee's Summit Code of Ordinance, Section 28-63. – Massage facility business license required.**
(See ordinance for A thru C/2)

C/3. No massage facility business license shall be approved by the Director of Finance unless the facility complies with each of these minimum requirements:

a. The walls shall be clean and painted with washable, mold-resistant paint in all rooms where massage is provided. Floors shall be free from any accumulation of dust, dirt or refuse. All equipment used in the business operation shall be maintained in a clean and sanitary condition. Towels, linens and items for personal use of massage therapists, employees and patrons shall be in sufficient quantity so that none is used for more than one (1) person. Heavy, white paper may be substituted for sheets if such paper is changed for each patron. No cubicle, room, booth or any area within the facility where service is to be provided patrons shall be fitted with a door capable of being locked.

b. Toilet facilities shall be provided in convenient locations. When the facility is designed to accommodate any combination of five (5) or more massage therapists, employees and patrons of different sexes on the premises at the same time, separate toilet facilities shall be provided. A single water closet per sex shall be provided for any combination of twenty (20) or more massage therapists, employees or patrons that the establishment is designed to accommodate on the premises at any one time. Urinals may be substituted for water closets after one (1) water closet has been provided. Toilets shall be designated as to the sex accommodated therein.

c. Lavatories or wash basins provided with both hot and cold running water shall be installed in either the toilet room or vestibule. Lavatories or wash basins shall be provided with soap in a dispenser and with sanitary towels. (See ordinance for A thru E)

Lee's Summit Code of Ordinance, Section 28-65. – Operating Regulations.

Operation of a massage facility shall be subject to the following regulations: (See ordinance for A thru E)

F. Sanitation of massage therapists and employees. All massage therapists shall be clean and wear clean clothes. Provisions or a separate massage therapist/employee dressing room for each sex must be available on the premises and individual lockers for each massage therapist and employee. Door to such dressing rooms shall open inward.

(See ordinance for G thru J)

Action required: Modify designs to demonstrate compliance.

Response: Massage services will not be provided at this location.

4. **2018 IBC 1109.11 Seating at tables, counters, and work surfaces. Where seating or standing space at fixed or built-in tables, counters or work surfaces is provided in accessible spaces, at least 5 percent of the seating and standing spaces, but not less than one, shall be accessible. (see code for exception)**

Action required: Modify/clarify plans to demonstrate compliance. (countertops/sinks to be maximum 34" high at Break Room 146 and Restroom 144)

Response: Please see detail 8A530 for the cabinet detail showing the counter is at the maximum height of 34". Detail 4A520 revised to add a dimension showing the counter is at the maximum height of 34".

5. **Remove reference to Leawood, KS on Sheet S001, General Notes – Structural #3.**

Response: Sheet S001 general note 3 has been revised to reflect Lee's Summit, MO.

6. **2018 IPC 918.1 General. (as amended by LSCO 7-412) Section 918.1 is hereby amended to read as follows: Air admittance valve are only allowed when approved by the Administrative Authority. Vent systems utilizing air admittance valves shall comply with this section. Stack-type air admittance valves shall conform to ASSE 1050. Individual- and branch-type air admittance valves shall conform to ASSE 1051.**

Action required: Replace air admittance valves with hard piping to exterior. (amend all relevant P drawings)

Response: All air admittance valves have been removed and the fixtures vented conventionally.

7. **2018 IMC 602.2.1 Materials within plenums. Except as required by Sections 602.2.1.1 through 602.2.1.5, materials within plenums shall be noncombustible or shall be listed and labeled as having a flame spread index of not more than 25 and a smoke-developed index of not more than 50 when tested in accordance with ASTM E84 or UL 723. (see code section for exceptions)**

Action required: Either provide specific plumbing pipe material schedule or remove plastic options from specification sheet MP000.

Response: {er the 2018 IMC Chapter 2 Definitions, a Plenum is an enclosed portion of the building structure that is designed to allow air movement and serve as part of the ventilation system. The walls of the suites go up to approximately 14' AFF in an approximate 20' tall space. This large open ceiling area is also open to the halls and does not meet the definition of an enclosed plenum.

8. **2018 IBC 1606.2 Design dead load.** For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official.

Action required: Provide engineer's report to verify that existing roof structure will support additional load at new hvac equipment.

Response: Added Sheet S100 for the roof framing plan verify loads for the new hvac equipment.

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.

Action required: Provide shop drawings for review and approval.

Response: Please see note on A000 indicating fire alarms will be a deferred submittal. It is understood that shop drawings will be submitted for review prior to installation.

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.

Action required: Provide shop drawings for review and approval.

Response: Please see note on A000 indicating fire alarms will be a deferred submittal. It is understood that shop drawings will be submitted for review prior to installation.

3. **2018 IFC 901.5- Installation acceptance testing.** Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

Action required: All life safety systems shall be tested and operable be calling for a final inspection. Call (816) 969-1300 to schedule alarm and sprinkler tests.

Response: Acknowledged.

4. **2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.**

Action required: Provide a minimum of two, 2A,10B,C foire extinguishers near the front and back doors. Verified at inspection.

Response: Three fire extinguishers are shown on A005. It is understood that final placement will be verified at inspection.

This concludes our response to your comments. Please feel free to give us a call should you have any additional questions or concerns.



Henry C. Klover
President

CC: Lily Mantych, Kevin Goebel
Attachments: Revision 1 Set dated 4.16.24
Klover project #: 23060.003