

20 May 2024

City of Lee's Summit  
Building and Development  
220 SE Green Street  
Lee's Summit, MO 644063

RE: **ELITE PERSONAL TRAINING - SOUTHSIDE RETAIL: PRCOM20241599**

This letter is in response to the Architectural Plan Review Comments we received on 04/11/24. All corrections required to address the comments have been clouded and tagged with a delta 1.

**Licensed Contractors:**

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

***Response: GC to provide subcontractor list.***

**Building Review Comments:**

1. The project cost, which is used to establish the permit fee, has not been provided.  
***Response: GC to provide project cost on permit.***
2. Code analysis is incomplete. Revise to include occupant loads and gross floor areas of both spaces. Also, correct the occupancy type - Should be A3 for the gym.  
***Response: Code Study (N19/A1) has been updated to include required calculations and requested information.***

3. Provide the following:
  - Label use of all rooms.
  - Provide egress/emergency lighting designs.
  - Letter from building owner stating that they understand that additional restrooms may be required depending on type of future occupant in vacant space.
  - Label use of every space on plans.
  - Designate new vs. existing construction.

***Response: Plans have been updated to include the following list above.***

4. Provide calculations to justify number of restroom fixtures. Calcs must include adjacent space that would share the restrooms.  
***Response: CMR was applied for and approved. The tenant space was allowed to use actual number of occupants for the restroom calculations rather than the square footage. Re: N19/A1 and approved CMR.***



5. Specify fire rating of double doors between gym and corridor.  
**Response:** *Re: G12/A1 Door schedule has been updated to provide fire rated of double doors between gym and corridor.*
6. Double door between gym in corridor must swing into corridor.  
**Response:** *Egress doors in gym have been updated to swing into corridor with the path of egress.*
7. Provide verification that doors out of gym have panic hardware.  
**Response:** *Re: Existing egress doors have panic hardware.*
8. Revise Code Information to show correct construction type which is 5B.  
**Response:** *Construction type has been updated in code study (N19/A1)*

**Fire Plan Review Comments:**

1. Provide exit lighting in the new corridor.  
**Response:** *Plan has been updated to show exit lighting in corridor.*
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:** *Plan has been updated to provide labels at the corridor door and the exterior doors of the new tenant space.*
3. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.  
**Response:** *Plan has been updated to show new fire extinguishers in the new corridor and the new tenant space.*
4. 2018 IFC 1008.3.1 & 3.2 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following:
  1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
  2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits.



3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits. Provide exterior emergency lighting outside the new exit doors.

**Response:** *Plan has been updated to show exterior emergency lighting outside the new exit doors.*

5. Provide panic hardware on the west door of the corridor.

**Response:** *Door to receive panic hardware.*

Please let me know if you have any questions or require more information. We truly appreciate your time and guidance on this project.

Sincerely,



Lisa Cianciolo  
Architect

J:\Brain Group Development\Southside Retail\2023.406 Demising Wall\2 Drawings and Specifications\Progress Prints\City Comments

