



August 8, 2024

Report Date: July 29, 2024

Permit No: PRCOMCOM20243640

Address: 500 SW 3rd St., Unit A, Lee's Summit, MO 64063

Project: SereniTea Boutique

RE: Response to City Comment *Plan Review* report dated July 29, 2024.

Attached you will find our responses and associated revisions to your review comments that have occurred since our original submittal.

Item Review: Fire Plan Review

Plan Reviewer: Craig Hill

Completed Date: 07/29/24

Review Status: Approved

1. 2018 IFC 1004.3- Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

Response: Noted. Please see sheet G003, "Posting of Occupant Load", which stated the above information prior to submission.

2. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Response: Noted. Please see sheet G003, "Fire Extinguishers", which stated the above information prior to submission.

3. 2018 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicated the need for placement away from normal paths of travel.

Response: Noted. Please see sheet G003, "Fire Extinguishers", for added note regarding conspicuous fire extinguisher locations.

Item Review: Building Plan Review
Plan Reviewer: Joe Frogge
Completed Date: 07/22/24
Review Status: Rejected

1. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 797-7162. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit. Action required: Comment is informational.

Response: Noted.

2. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 797-7162. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit. Action required: Comment is informational.

Response: Noted.

3. 2018 IBC 1109.2 Toilet and bathing facilities. Each toilet room and bathing room shall be accessible. Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing rooms provided within the facility shall not be located on the inaccessible floor. Except as provided for in Sections 1109.2.2 and 1109.2.3, at least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing room shall be accessible. (See code section for possible exceptions.) Action required: In situations where there is an existing restroom that satisfies fixture count requirements for the occupancy, we require that you bring the restroom up to as accessible as practical. While we won't require that you expand the size of the restroom, we do require that the door be compliant, the fixtures are at the min/max heights, faucets have appropriate hardware, and compliant grab bars be provided, etc.

Response: Noted. Please see sheet G003, detail A6 on bringing the existing restroom up to as accessible as practical.

4. ICC A117.1 Section 404.2.3.2 Swinging Doors and gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.3.2. Action required: Provide at least 18" clearance at latch side of door 103 into restroom.

Response: Noted. Please see sheets G003, detail A6 and A101 for updated door clearance.

5. 2018 IMC 507.3 Type II hoods. Type II hoods shall be installed above dishwashers and appliances that produce heat or moisture and do not produce grease or smoke as a result of the cooking process, except where the heat and moisture loads from such appliances are incorporated into the HVAC system design or into the design of a separate removal system. (see code section for more specific requirements) Action required: Provide Type II hoods over dishwasher and oven(s) or provide verification that they are listed ventless appliances and that MEP engineer's design compensates for the added heat and moisture.

Response: Dishwasher is Low Temperature Undercounter Dishwasher and does not require a hood. Heat and moisture loads for (3) 1.6kW countertop convection ovens have been accounted for in HVAC design, utilizing ASHRAE radiation and usage factors for unhooded electric appliances.

6. 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.) Action required: Specify compliant wall finish materials at mop sink. If paint is used it must be epoxy based. (also applicable at water closet if the wall surfaces become part of scope of work - some patching assumed given that additional grab bars will have to be installed)

Response: Noted. Please see sheet G003, detail A6 and sheet A101, detail A6 for updated wall finish materials in the "Existing Restroom" and "Janitor" closet.

7. 2018 IPC 802.1 Where required. Food-handling equipment, in other than dwelling units, clear-water waste, humidifiers, dish-washing machines and utensils, pots, pans and dishwashing sinks shall discharge through an indirect waste pipe as specified in Sections 802.1.1 through 802.1.8. Fixtures not required to be indirectly connected by this section and the exception to Section 301.6 shall be directly connected to the plumbing system in accordance with Chapter 7. Action required: Indirect connections required at 3-compartment sink. To be field verified.

Response: Dishwasher is the only item that is indirect connected. All other items are direct connected.

Item Review: Licensed Contractor
Plan Reviewer: Joe Frogge
Completed Date: 07/22/24
Review Status: Rejected

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 contraction 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. Provided the company name of the licensed general contractor and the name, email address & phone number for the on-site contact.

Response:

Full Company Name: Morgan Jacobs General Contracting LLC
On-Site General Contractor: John Jarvis
Business Phone Number: 816-200-3318
Business Email: jj@jarvisj.com
License Type: B

2. Lee's Summit Code of Ordinance, Section 7-130.4 – Business License. (except) No person, other than a licensed contractor or employee 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:

Electrical:

Morning Star Enterprise
Steffen Wintermeyer
[Themorningstar3@gmail.com](mailto:TheMorningstar3@gmail.com)
816-985-7091

Mechanical:

A Real Geothermal Ground Source Co.
Bob Mills
816-654-4176
Bbmills1961@gmail.com

Plumbing:

Plumbers Energy Tech Solutions
Scott Courtney
816-984-9292
scott@energytechkc.com

End of comments.

If you have any questions, please let me know.
Best Regards,

Jason Ingram
Associate
collins I webb ARCHITECTURE