

August 12, 2024

Joe Frogge  
City of Lee's Summit  
220 SE Green St  
Lee's Summit, MO

VIA EMAIL

**RE: PRCOM20243945 Executive Lakes-tenant split**

Dear Joe Frogge,

This letter is in response to your review comments, received in your letter dated August 8, 2024. You will find your comments in **bold** and our response in *italics*.

### **Building Review**

**1. Suite 5004 is being reviewed as a white box.**

**-Action required: Comment is informational. Occupancy for this space will not be established in this process. A change of tenant permit will be required prior to any business moving into this space**

*Acknowledged, this will be under a separate permit once a tenant is selected.*

**2. Inadequate information to complete review.**

**-Action required: Label use of each room.**

*Acknowledged, room labels have been added to office space 1 on sheet A1.0. Rooms have not been labeled in Office space 2 as the unit is vacant and will be submitted under a separate permit.*

**3. 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 minimum 18" clearance at latch side of door out of northwest office**

*This is an existing door and the EIBC code only required that 20% of the budget be required to update the building for ADA. The new ADA restrooms and Break room will be over that 20% requirement.*

**4. 2018 IBC 1008.3 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.**

**1008.3.1 General. In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:**

1. Aisles.
2. Corridors.
3. Exit access stairways and ramps. 1008.3.2 Buildings. In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:
  1. Interior exit access stairways and ramps.
  2. Interior and exterior exit stairways and ramps.
  3. Exit passageways.
  4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.1.
  5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge. 1008.3.3 Rooms and Spaces. In the event of power supply failure an emergency electrical system shall automatically illuminate all of the following areas:
    1. Electrical equipment rooms.
    2. Fire command centers.
    3. Fire pump rooms.
    4. Generator rooms.
    5. Public restrooms with an area greater than 300 square feet.
- Action required: Provide emergency lighting at exterior landings.  
*Please see attached revised E1.0 showing the new exterior emergency light.*

5. 2018 903.5 Location of vent terminal. An open vent terminal from a drainage system shall not be located directly beneath any door, open able window, or other air intake opening of the building or of an adjacent building, and any such vent terminal shall not be within 10 feet (3048 mm) horizontally of such an opening unless it is 3 feet (914 mm) or more above the top of such opening.  
-Action required: Comment is informational. DWV vent must be at least 10' away from RTU intake. To be verified at inspections  
*Acknowledged*

## **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. Provide deferred alarm plans for review and approval.

*Acknowledged, G.C. will submit as a deferred submittal if required by code*

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.

**-Provide deferred sprinkler plans for review and approval.**

*Acknowledged, G.C. will submit as a deferred submittal*

This concludes the response to your comments. Please call or email if you have any further questions or concerns.

Sincerely,  
David Eskov – Architect

CC: Tenant  
Attachments: Complete CD set, letter from structural engineer