

August 14, 2024

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

VIA EMAIL

**RE: PRCOM20243082 Nick the Greek**

Dear Joe Frogge,

This letter is in response to your review comments, received in your letter dated June 27, 2024. You will find your comments in **bold** and our response in *italics*.

### **General Review**

**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 contracting 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. Provide the company name of the licensed general contractor and the name, email address & phone number for the on-site contact which is where inspection reports will be sent.**

*Acknowledged, this will be provided once G.C. is selected*

**2. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)  
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.**

*Acknowledged, this will be provided once G.C. is selected*

### **Building Plan Review**

1. 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.

**Action required:** Comment is for informational purposes. The fee will be \$8,514.00

*Acknowledged, fee will be paid*

2. 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.

*Please see attached approval letter*

3. 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.

*Acknowledged*

4. 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 imposed by new RTU.

*Most of the roof top equipment was coordinated with the truss manufacturer prior to install, we rotated the hood and had to get them to review and create a modification detail for the additional load. Attached is the sealed letter and detail from the truss engineer.*

## **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*

- 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).**

**The address shall be posted on the front and rear doors. Verified at inspection.**

*Please see keynote #9 added to sheet A2.0*

- 3. 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*

- 4. 2018 IFC 904.11.5- Portable fire extinguishers for commercial cooking equipment. Portable fire extinguishers shall be provided within a 30-foot (9144 mm) travel distance of commercial-type cooking equipment. Cooking equipment involving vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher.**

**Provide a K-class fire extinguisher under the manual pull station for the hood suppression system (not shown).**

*See sheet A2.0 new keynote #10 for added fire extinguisher.*

- 5. 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 indicates the need for placement away from normal paths of travel.**

**Move the ABC extinguisher out from behind the door to a conspicuous location in a normal pathway.**

*See sheet A2.0 for revised fire extinguisher locations*

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, health approval