
PORTER, BERENDZEN & ASSOCIATES, P.C.

ARCHITECTS



200 SOUTH HENRY CLAY BLVD,
ASHLAND, MO 65010
E-MAIL: jay@pba-architecture.com

P.O. BOX 446
(573) 657-2022

Mr. Joe Frogge – Plans Examiner
Development Services – City of Lee's Summit
220 SE Green Street
Lee's Summit, Missouri 64086
816.696.1200
Joe.Frogge@cityofls.net

August 16, 2024

Re: Discovery Animal Hospital
1901 NE Trails Edge Blvd. – Lee's Summit, MO 64086
Permit # PRCOM20243864

Mr. Frogge,

The following is in response to your Plan Review Comments dated 08-08-24.

Licensed Contractors

1. 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.

Response to Item #1: MEP contractors have not been selected at this time. Project will be bid out to licensed MEP contractors once permit is approved.

Building Plan Review

1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Action required: Comment is informational.

Response to Item #1: Acknowledged.

2. 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 \$14,454.00

Response to Item #2: It is understood and acknowledged that the permit cannot be approved until FDP has been approved and the impact fee paid.

3. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Provide roof truss package or request deferral.

Response to Item #3: Deferral is requested for Truss Package.

4. 2018 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Action required: Provide soils report to justify design assumption of soil bearing capacity greater than 2,000psf.

Response to Item #4: Geotechnical Report has been submitted.

5. 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 toilets and mop sinks. If paint is used it must be epoxy based.

Response to Item #5: Finish Plans have been updated. Epoxy paint will be used. See revised sheet A900.

6. 2017 NEC Article 250.66 Size of Alternating-Current Grounding Electrode Conductor. The size of the grounding electrode conductor at the service, at each building or structure where supplied by a feeder(s) or branch circuit(s), or at a separately derived system of a grounded or ungrounded ac system shall not be less than given in Table 250.66, except as permitted in 250.66(A) through (C).

Action required: Provide wire sizes for all grounding electrode conductors.

Response to Item #6: The Power Riser on Sheet E601 has been revised to remove the contradicting equipment grounding electrode sizing.
The Typical Grounding & Bonding Detail on sheet E601 has been revised to include correct sizing for all grounding electrode conductors and bonding jumpers.
Lighting Control Panel "LCP1" Detail on sheet E601 has also been revised to correctly reflect the schedule programming for relay #6, not related to permit review comments.

7. 2018 IPC 708.1 Cleanouts Required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11.

2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout access.

Action required: Provide cleanout near where sanitary leaves building.

Response to Item #7: Sheet PS101 has been revised to include a yard cleanout within 10' of the intersection of the building drain and building sewer per IPC 708.1.3.
Two yard cleanouts were removed from the plan (& west sides of building) and were replaced with floor cleanouts inside the building footprint, not related to permit review comments.

Fire Plan Review

1. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

2. 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.

Response to Item #1: Portable fire extinguishers are specified and locations shown. See revised sheet A100.

Please let us know if you have any questions or need any additional information.

Sincerely,



Jay D. Berendzen - Architect
MO# A-2006034585
Porter, Berendzen & Associates - Architects

