

October 04, 2024

Joe Frogge  
City of Lee's Summit Plans Examiner  
220 SE Green Street  
Lee's Summit, MO 64063  
(816)-696-1241  
Joe.Frogge@cityofls.net



ARCHITECTURE  
INTERIOR DESIGN  
ENGINEERING  
PLANNING

Project Name: Village of Discovery Park – Mixed Use Building – Lot 5  
Project Address: 1900 NE Discovery Ave, Lee's Summit, MO 64086  
Permit Number: PRCOM20244782

This letter is in response to the Plan Review Conditions Report dated September 24, 2024. The plans have been revised to address the referenced comments. Our responses are below, **IN BOLD**, and follow the order as shown in the review comments.

#### Licensed Contractors

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: Provide the name, email address & phone number for the on-site contact.

**Earl Peterson will be the on-site contact. His email address is [EPeterson@IntrinsicDevelopment.com](mailto:EPeterson@IntrinsicDevelopment.com) and his phone number is 573.970.2267.**

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.

**Noted – MEP Contractors will be selected and provided after bidding.**

#### Building Plan Review

1. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building



has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: Addressing scenario for commercial shell suites has not yet been decided upon but will likely somewhat match upper floors and begin with the number 1. You will be notified when these decisions have been made.

**Noted.**

2. 2018 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

**Noted. UES will be performing the special inspections for this lot. A letter from the special inspector will be provided when received.**

3. Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

Action required: Comment is informational.

**Noted.**

4. Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector.

Action required: Comment is informational.

**Noted.**

5. Elevator Safety Act and Rules 701.361 - Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the



state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

Action required: Comment is informational.

**Noted.**

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

Action required: Comment is informational. Truss package deferred per request.

**Noted – Truss package shop drawings will be provided as a deferred submittal.**

7. 2018 IBC 503.1 General. Unless otherwise specifically modified in Chapter 4 and this chapter, building height, number of stories and building area shall not exceed the limits specified in Sections 504 and 506 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter. Building height, number of stories and building area provisions shall be applied independently. For the purposes of determining area limitations, height limitations and type of construction, each portion of a building separated by one or more fire walls complying with Section 706 shall be considered to be a separate building.

Action required: R2 occupancy seems to exceed maximum allowable square footage. 12,000sf allowed but is listed as 21,000 in Code Review and the actual is 13,890. Clarify. Assuming that the 21,000 is a typo, provide calculations for frontage increase.

**The allowable area and frontage increase calculation have been updated under Chapter Five of the Code Review, see revised sheet G-100 dated 10/04/2024.**

8. All plans submitted for review on or after April 1, 2019 shall be designed to the requirements of the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Fire Code, 2017 National Electric Code and the ICC/ANSI A117.1-2009 as amended and adopted by the City of Lee's Summit.

Action required: Revise code references in wall and floor/ceiling assemblies. 2018 IBC (2015 shown)

**Code references in wall and floor/ ceiling assemblies have been revised from 2015 IBC to 2018 IBC, see revised sheet G-102 dated 10/04/2024.**



9. "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 and foundation bearing design criteria. Also, update foundation notes on S002 accordingly.

**The general notes on sheets S001, S002, & S004 have been updated to reflect the geotechnical report and rammed aggregate pier system.  
The Geotechnical report is included in Volume I of the specifications.**

10. Inadequate information to complete review.

Actions required:

- Provide complete UL details for roof/ceiling assemblies R13 & R14. (RC 2601)
- Reprint illegible UL sheets. (some are not readable)
- Add door designations at unit doors into corridor. (some are missing)

**Assembly RC2601 has been replaced with the prescriptive method of the IBC. See Roof/Ceiling Assembly description on revised sheet G-102 dated 10/04/2024.**

**IBC section 721.1(3) has been added, see revised sheet G-103 dated 10/04/2024.**

**Sheets G-201, G-202, G-203, G-204, G-205, G-206, G-207, G-208, G-209, G-210, G-211 & G-212 have been reprinted and included in this resubmission, these sheets are unchanged.**

**All unit entry doors are door type 001, missing unit entry door tags have been added & unit door schedules have been updated, see revised sheet A-402 dated 10/04/2024.**

11. 2018 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. Permanent ladders installed to provide the required access shall comply with the following minimum design criteria: 1. The side railing shall extend above the parapet or roof edge not less than 30"

(see code section for additional construction requirements)

Action required: Provide permanent ladder for roof access with minimum 30" side rail extender.



**Permanent ladder has been added at the roof access in Mechanical Room 3000, see revised sheet A-103 dated 10/04/2024.**

12. 2018 IBC 1013.1 Where Required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit of the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. (see code section for exceptions)

Action required: Provide additional exit signs in corridors to comply with 100 ft rule. (coordinate with Fire Dept before submitting)

**Sheet EL102 (Lighting Plan – 2nd Floor) and sheet EL103 (Lighting Plan – 3rd Floor) has been revised to include the additional exit signage to meet the referenced requirement.**

13. 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 size of all grounding electrode conductors.

**Power Riser on sheet E501 (Electrical Details) has been revised to include a copper wire size for the grounding electrode conductor. The Typical Grounding & Bonding Detail on sheet E501 references the grounding electrode conductor size for bonding building steel, water piping, concrete-encased electrode, and grounding ring (if available).**

14. 2018 IPC 1101.3 Prohibited drainage. (as amended by LSCO 7-413) Sanitary sewer systems shall be designed, built and maintained in such a manner to prevent all storm or ground water from draining, discharging or entering into the sanitary sewer system. Connection of sump pumps, foundation drains, yard drains, gutter downspouts and any other storm water drainage receptacle(s) or system(s) are specifically prohibited from being connected to the sanitary sewer system.

Action required: Route sump discharge to daylight or storm.

**Sheet PS101 (Sanitary Sewer Plan – 1st Floor) has been revised to show the sump pump discharging to daylight.**



15. 2018 IPC 604.8 Water Pressure reducing valve or regulator. Where water pressure within a building exceeds 80 psi static, an approved water-pressure reducing valve conforming to ASSE 1003 or CSA B356 with strainer shall be installed to reduce the pressure in the building water distribution piping to not greater than 80 psi static.

Action required: Provide pressure reducing valve at water entry. (Our Water Department requires PRV installation in all locations regardless of pressure)

**Water Riser and Plumbing Fixture Schedule on sheet P501 (Plumbing Details) have been revised to include a water pressure reducing valve at the water service entrance.**

16. 2018 IPC 502.1 General. Water heaters shall be installed in accordance with the manufacturer's installation instructions. Oil-fired water heaters shall conform to the requirements of this code and the International Mechanical Code. Electric water heaters shall conform to the requirements of this code and provisions of NFPA 70. Gas-fired water heaters shall conform to the requirements of the International Fuel Gas Code.

Action required: Provide expansion tank at water heater or provide verification that water heater installed will not require expansion tank in the manufacturer's written instructions.

**A single expansion tank is specified ('EXP1') and shown on the Water Riser to accommodate the total required expansion within dwelling units. Each future commercial tenant infill will include a separate means for expansion during design of hot water systems.**

#### Fire Plan Review

1. IFC 2018 1008.1 Means of egress illumination. Illumination shall be provided in the means of egress in accordance with Section 1008.2. Under emergency power, means of egress illumination shall comply with Section 1008.3

Action required: Provide emergency exterior illumination at all doors exiting from the commercial (Shell Only) area.

**Sheet EL101 (Lighting Plan – 1st Floor) has been revised to include emergency exit lights with remote heads at each exit location.**

2. 506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved



location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.

506.1.1 Locks. An approved lock shall be installed on gates or similar barriers where required by the fire code official.

506.1.2 Key boxes for nonstandardized fire service elevator keys. Key boxes provided for nonstandardized fire service elevator keys shall comply with Section 506.1

Action Required: Provide Knox Box for both Exits from the stairs and an elevator Knox box to be located next to the elevator on the 1st floor. Verified at time of inspection.

**Additional knox box has been added to the west stair tower, see revised sheet G-100 dated 10/04/2024.**

Should you have any questions, please do not hesitate to call.

Sincerely yours,

**ROSEMAN & ASSOCIATES, P.C.**

816.472.1448.

A.J. Dolph