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Mr. Joe Frogge – Plans Examiner
Development Services – City of Lee's Summit
220 SE Green Street
Lee's Summit, Missouri 64086
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October 17, 2024

Re: Discovery Pet Spa
1901 NE Trails Edge Blvd. – Lee's Summit, MO 64086
Permit # PRCOM20243938

Mr. Frogge,

The following is in response to your Plan Review Comments dated 10-02-24.

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.

Response to Item #1: Attached is Intrinsic's business license.
Site Contact – Earl Peterson, 573-970-8867
epeterson@intrinsicdevelopment.com

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.

Response to Item #2: MEP contractors have not been selected at this time. Project will be bid out to licensed MEP contractors once permit is approved.

Fire Plan Review

1. 1004.1 Design occupant load. In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be determined in accordance with this section.

Action required: Provide actual calculated occupant load.

Response to Item #1: See load calculations added on drawings.

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 \$70,380.75.

Response to Item #1: It is understood and acknowledged that the permit cannot be approved until FDP has been approved and the impact fee paid.

- 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.

Response to Item #2: UES will perform these services. A letter from them has been provided.

- 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 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 compliant permanent ladder with 30"+ side rail extender at roof hatch.

Response to Item #5: See added information regarding ladder and roof hatch on sheet A201 and A401.

6. **Unified Development Ordinance Article 8, Section 8.180.E**
Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.
Action required: Provide verification that parapet is tall enough to screen roof mounted equipment from all 4 sides.

Response to Item #6: All rooftop equipment will have curb mounted screening. See MEP Sheet A601.

7. **2017 NEC Article 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.**
Action required: Provide compliant receptacle within 25' of DOAS-1.

Response to Item #7: Power outlet added on electrical sheets.

8. **2018 IBC 1004.1 Design occupant load. In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be determined in accordance with this section.**

Response to Item #8: See load calculations added on drawings sheet A101.

Action required: Provide actual calculated occupant load.

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

