



October 21, 2024

Joe Frogge
Development Services
220 SE Green Street
Lee's Summit, MO 64086

RE: Response to City Comments

PERMIT NO: PRCOM20244682

PROJECT TITLE: THE HAVEN AT DOUGLAS STATION – BUILDING 5, TYPE A

PROJECT ADDRESS: 3 NE SYCAMORE ST, LEES SUMMIT, MO 64086

PARCEL NO: 5291014100000000052910140900000000

LOCATION/LEGAL: DOUGLAS STATION COMMERCIAL PARK LOT 10A & 10B – LOT 10A

TYPE OF WORK: NEW MULTI-FAMILY

OCCUPANCY GROUP: RESIDENTIAL, MULTI-FAMILY

DESCRIPTION: NEW APARTMENT BUILDING WITH INTEGRAL CLUBHOUSE

Mr. Frogge,

We have received your review comments letter, dated October 8, 2024 for the referenced project and are responding to your comments in the order received as follows. You will find our responses in **bold** below your original comments.

Licensed Contractors Reviewed By: Joe Frogge

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: Acknowledged. Will provide final list when it is determined.

Fire Suppression: Bamford Fire Sprinkler Co.

Mechanical: Polar Aire

Plumbing: Pinnacle

Electrical: M&S

Building Plan Review

Reviewed By: Joe Frogge

1. 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: Letter of responsibility is forthcoming.

Fire Plan Review

Reviewed By: Craig Hill

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.

Response: Per previous response letter, fire alarm plans will be a deferred submittal.

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.

Response: Per previous response letter, acknowledged.

3. 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).

Response: Per previous response letter, acknowledged. Still awaiting address assignment from city.

4. 2018 IFC 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.

Action Required: (verified at inspection) Each building will need an external knox box. All knox boxes for buildings 1-5 and elevators can be obtained at knoxbox.com

Response: Per previous response letter, Knox box locations have been added to all buildings. See sheets A2.11, A2.21 and A2.30.

5. 407.3 Identification. Individual containers of hazardous materials, cartons or packages shall be marked or labeled in accordance with applicable federal regulations. Buildings, rooms and spaces containing hazardous materials shall be identified by hazard warning signs in accordance with Section 5003.5.

Action Required: (verified at inspection) All rooms, areas, buildings storing pool chemicals and other types of acids, solvents, chemicals or fuels shall be posted with the NFPA 704 placard with the MSDS hazard ratings on the placard.

Response: Per previous response letter, acknowledged. Pool equipment room will have the required signage.

7. Pool deck does not have adequate exiting for the occupant load.

Response: The occupant load for the pool deck requires 2 exits, which are provided.

Additionally, they are located the code required distance away from each other. (half of the diagonal distance of the space)

8. All exits from the pool deck are required to have panic hardware on the gates.

Response: Panic hardware is included, note added to A7.10

