

October 21, 2024



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ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

Project Name: Village of Discovery Park – Mixed Use Building – Lot 4
Project Address: 1921 NE Discovery Ave, Lee's Summit, MO 64086
Permit Number: PRCOMCOM20230340

This letter is in response to the Plan Review Conditions Report dated July 10, 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: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and an email address & phone number for the on-site contact which is where inspection reports will be sent.

Noted – An email address and phone number will be provided after bidding.

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.

1526 GRAND BOULEVARD KANSAS CITY, MO 64108-1404 P. 816.472.1448

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

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.

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. Letter will be provided prior to construction when special inspector is selected.

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: Provide truss packages or request deferral.

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

7. 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 for apartments will be \$25,524.48. (fee for commercial occupants will be assessed upon their submissions)

Noted.

8. 2018 IBC 706.1 General. Fire walls shall be constructed in accordance with Sections 706.2 through 706.11. The extent and location of such fire walls shall provide a complete separation. Where a fire wall also separates occupancies that are required to be separated by a fire barrier wall, the most restrictive requirements of each separation shall apply.

Action required: Provide complete construction details for all fire rated wall types that includes nail/screw patterns. (re: non-UL listed walls and shafts)

All rated assemblies have their corresponding tested assembly now included in the drawing set. Additional added assemblies include GA File 2750, UL L516, W456, UL U356, UL 263, table 721.1(2) & table 722.2.1.4(2); reference the G-200 series dated 10/21/24 – Addendum #1.

9. 2018 IBC 1006.1 General. The number of exits or exit access doorways required within the means of egress system shall comply with the provisions of Section 1006.2 for spaces, including mezzanines, and Section 1006.3 for stories or occupied roofs.

Action required: Provide 2 compliant egress doors out of garage.

RESPONSE. – Garage access control is provided by a barrier arm system only on the east and southwest portions of the garage. 3'-0" clear egress path out of the garage is to be provided. No gate is to be installed; reference G-100 dated 10/21/24 – Addendum #1.



10. 2018 IBC 711.2.3 Supporting Construction. The supporting construction shall be protected to afford the required fire-resistance rating of the horizontal assembly supported. (see code for exceptions).

Action required: Exterior wall P46.1 must be 1 hour rated.

Partition assembly P46.1 has been revised to a 1 hour rated assembly achieved through the prescriptive method; reference sheet G-102 & G-210 dated 10/21/24 – Addendum #1.

11. 2018 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. the building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

Action required: All exterior walls within 30' of property line (see southernmost wall) must be minimum 1 hour fire rated.

The southern most wall that is within 30' of the property line has been revised to a 1-hour rated assembly. Given the fire separation distance and allowable openings per Table 705.8, no further action is required; reference sheet G-102, G-210, A-111, A-113 & A-115 dated 10/21/24 – Addendum #1.

12. 2018 IBC 716.2.3 Fire doors. Fire doors installed within a fire door assembly shall meet the fire rating indicated in Table 716.1(2).

Action required: Amend door schedule to show 1 hour ratings for doors in fire barriers serving stairways.



RESPONSE. Door schedule has been revised to show 1 hour ratings for doors in fire barriers serving stairways; reference sheet A-600 dated 10/21/24 – Addendum #1.

13. Unable to find rated doors S1-2 & S1-3 in door schedule.

Action required: Add doors to schedule.

RESPONSE. – Doors S1-2 & S1-3 have been added to the door schedule; reference sheet A-600 dated 10/21/24 – Addendum #1.

14. 2018 IMC 607.5 Where required. Fire dampers, smoke dampers, combination fire/smoke dampers, ceiling radiation dampers and corridor dampers shall be provided at the locations prescribed in Sections 607.5.1 through 607.5.7. Where an assembly is required to have both fire dampers and smoke dampers, combination fire/smoke dampers or a fire damper and smoke damper shall be required.

Action required: Provide fire dampers at penetrations through fire rated assemblies. See Mech Rooms, IT Rooms, Bike Storage, and Fire Walls. (currently showing smoke dampers only.)

RESPONSE - Per 2018 IMC Section 607.5, fire dampers are not required for fire barriers or fire partitions utilizing the exceptions for the building is equipped throughout with an automatic sprinkler system. Fire, smoke, or combination fire/smoke dampers may be required at fire wall penetrations that serve as a horizontal exits (IBC 717.5), which do not apply. Smoke dampers are required for smoke-barrier and corridor walls without exception per IMC 607.5.4, and smoke dampers are shown on plans for these penetrations.

15. 2017 NEC Article 230.2 (E) Identification. Where a building or structure is supplied by more than one service, or any combination of branch circuits, feeders, and services, a permanent plaque or directory shall be installed at each service disconnect location denoting all other services, feeders, and branch circuits supplying that building or structure and the area served by each. See 225.37.

Action required: Provide permanent plaques at services to comply.



RESPONSE. - Power Riser on sheet E501 has been updated to include notes requiring permanent labels at both electric services.

16. 2018 IBC Exit Signs 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 exit signs at:

- both sides of fire wall.
- exits out of parking garage (see previous comment above related to IBC 1006.1)

RESPONSE. - Sheets EL102 and EL103 have been updated to include exit signage on both sides of the fire wall on second and third floors. Sheet EL111 has been updated to include exit signage at egress locations from the parking garage.

17. 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 footprint of building.

RESPONSE. - Sheet PS111 has been updated to include a yard cleanout where the building drain leaves the footprint of the building.



18. 2018 IPC 918.1 General. (as amended by LSCO 7-412) Section 918.1 is hereby amended to read as follows: Air admittance valve are only allowed when approved by the Administrative Authority. Vent systems utilizing air admittance valves shall comply with this section. Stack-type air admittance valves shall conform to ASSE 1050. Individual- and branch-type air admittance valves shall conform to ASSE 1051.

Action required: Replace air admittance valves with hard piped vents through roof.

RESPONSE. - Apartment Unit MEP Plans (UMEP series sheets) have been revised to show a hard-piped loop vent for the kitchen island sinks opposed to air admittance valves.

19. 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 elevator sump to storm drain.

RESPONSE. - Sheet PS111 has been revised to show the elevator sump pump discharging to daylight at the building exterior.

20. Pipe serving 2" meter is 3" which will not be allowed by Water Department regulations. Pipe between main and meter must be 2".

Action required: Modify water riser on P501 to comply.

RESPONSE. - Water Riser on sheet P501 has been revised to reflect (2) parallel 2" meters for the building supply line.



21. 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.

RESPONSE. - A single master expansion tank is provided (see Water Riser and Plumbing Schedule on sheet P501), sized to accommodate thermal expansion for all connected water heaters.

22. 2017 NEC Article 210.52 (A) General Provisions. In every kitchen, family room, dining room, living room, parlor, library, den, sunroom, bedroom, recreation room, or similar room or area of dwelling units, receptacle outlets shall be installed in accordance with the general provisions specified in 210.52(A)(1) through (A)(4).

(1) Spacing. Receptacles shall be installed such that no point measured horizontally along the floor line of any wall space is more than 6 feet from a receptacle outlet.

(2) Wall Space. As used by this section, a wall space shall include the following:

1. Any space 2 feet or more in width (including space measured around corners) and unbroken along the floor line by doorways and similar openings, fireplaces, and fixed cabinets that do not have countertops or similar work surfaces.
2. The space occupied by fixed panels in walls, excluding sliding panels.
3. The space afforded by fixed room dividers, such as freestanding bar-type counters or railings.

(3) Floor Receptacles. Receptacle outlets in or on floors shall not be counted as part of the required number of receptacle outlets unless located within 18 inches of the wall.

(4) Countertop and Similar Work Surface Receptacle Outlets. Receptacles installed for countertop and similar work surfaces as specified in 210.52(C) shall not be considered as the receptacle outlets required by 210.52(A).

(D) Bathrooms. At least one receptacle outlet shall be installed in bathrooms within 3 ft of the outside edge of each basin. (see code for location regulations)

Action required: Additional receptacles required at units. See walls 2' long and greater.



RESPONSE. - Apartment Unit MEP Plans (UMEP series sheets) have been revised to include receptacles per 2017 NEC 210.52.

Fire Plan Review

1. on smoke alarms and building fire alarm 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.

Action required: Submit alarm plans for review and approval. Including unit interconnected single station alarms and building fire alarm notification.

Noted – Fire Alarm System shop drawings will be provided as a deferred submittal.

2. 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 and shall contain keys to gain necessary access as required by the fire code official.

Action required: Provide a Knox box 6' AFF over the FDC. Order from Knoxbox.com

RESPONSE - Knox box has been provided 6' AFF over the FDC; reference sheet G-100 Code Analysis dated 09/21/24 – Addendum #1



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.

Action required: Provide sprinkler plans for review and approval.

Noted – Sprinkler shop drawings will be provided as a deferred submittal.

4. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Noted.

5. 2018 IFC 506.1.2 Key boxes for non-standardized fire service elevator keys. Key boxes provided for non-standardized fire service elevator keys shall comply with Section 506.1 and 506.2 or as approved by the fire code official.

Action required: Provide a Knox elevator key box in the lobby.

RESPONSE. Elevator knox box has been provided at the elevator in the lobby, reference sheet G-100 Code Analysis dated 09/21/24 – Addendum #1

6. Complete items on Final Development Plan.

Noted.



7. Provide an egress plan for the garage. There are no man doors or accessible pathways.

RESPONSE - The entry of the garage is on an accessible path. An egress path has been added to the garage floor plan; reference sheet G-100 Code Analysis dated 09/21/24 – Addendum #1

8. Provide exit signage on both sides of the fire doors near the elevator lobby on each floor.

RESPONSE. - Sheet EL102 & EL103 have been updated to include exit signage on both sides of the fire wall on second and third floors.

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

Sincerely yours,

ROSEMAN & ASSOCIATES, P.C.

816.472.1448.

A.J. Dolph

Addenda No. 1



ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

Date: 10/21/24
Project: The Village At Discovery Park, Lot 4 Lee's Summit
Addenda No.: One (1)
Project No.: 23099

SPECIFICATIONS

Attach the following to the **Specifications**. These items now become incorporated into the work defined by the Contract Documents effective as of the date of this Addenda. Full specification sections are attached to this Addendum.

Add the following spec section 110512 EQUIPMENT – PET WASH – dated 10/21/2024 – ADDENDUM #1.

DRAWINGS

Attach the following to the **Drawings**. These items now become incorporated into the work defined by the Contract Documents effective as of the date of this Addenda. Full sheets are attached, unless noted otherwise.

Construction Documents: Remove the following sheet(s) dated 01/25/2024 – CITY SUBMITTAL:

G-001, G-001.1, G-100, G-101, G-102, G-201 & G-210,
and replace with the following sheet(s):

G-001, G-001.1, G-100, G-101, G-102, G-201 & G-210, dated 10/21/2024 – ADDENDUM #1.

Construction Documents, Add the following sheets dated 10/21/2024 – ADDENDUM #1: G-211, G-212 & G-213

Construction Documents,

Remove the following sheet(s) dated 01/25/2024 – CITY SUBMITTAL:

S102, S401, S505, S506, S507, S508, S512, S513

Remove the following sheet(s) dated 01/25/2024 – CITY SUBMITTAL:

S001, S002, S003, S004, S005, S006, S100, S101, S103, S104, S400, S500, S501, S502, S503, S504, S511, S520, S521, S523, S530, S531, S532, S540, S541, S550,



and replace with the following sheet(s):

S001, S002, S003, S004, S005, S006, S100, S101, S103, S104, S400, S500, S501, S502, S503, S504, S511, S520, S521, S523, S530, S531, S532, S540, S541, S550, dated 10/21/2024 – ADDENDUM #1

Add the following sheets:

S099, S102A, S102B, S522, S560, S561, S562, S563, S564, dated 10/21/24 – ADDENDUM #1

Construction Documents, Remove the following sheet(s) dated 01/25/2024 – CITY

SUBMITTAL:

A-101, A-102, A-103, A-110, A-111, A-112, A-113, A-114, A-115, A-120, A-300, A-301, A-400, A-402, A-403, A-405, A-410, A-415, A-503, A-600 & A-601,

and replace with the following sheet(s):

A-101, A-102, A-103, A-110, A-111, A-112, A-113, A-114, A-115, A-120, A-300, A-301, A-400, A-402, A-403, A-405, A-410, A-415, A-503, A-600 & A-601, dated 10/21/2024 – ADDENDUM #1

Construction Documents, Remove the following sheet(s) dated 01/25/2024 – CITY

SUBMITTAL:

UMEP1.1, UMEP1.2, UMEP1.3, UMEP1.4, UMEP1.5, UMEP1.6, UMEP1.7, UMEP2.1.1, UMEP2.1.2, UMEP2.2.1, UMEP2.2.2, UMEP2.3.2, UMEP2.5.1, UMEP2.5.2, M111, P501, PS101, PS102, PS103, PS111, PS112, PS113, PW111, E501, E601, EL102, EL103, EL111, EL112, EP111,

and replace with the following sheet(s):

UMEP1.1, UMEP1.2, UMEP1.3, UMEP1.4, UMEP1.5, UMEP1.6, UMEP1.7, UMEP2.1.1, UMEP2.1.2, UMEP2.2.1, UMEP2.2.2, UMEP2.3.2, UMEP2.5.1, UMEP2.5.2, M111, P501, PS101, PS102, PS103, PS111, PS112, PS113, PW111, E501, E601, EL102, EL103, EL111, EL112, EP111, dated 10/21/2024 – ADDENDUM #1.

Summary

This addendum includes revisions as part of response to Plan Review comments dated July 10, 2024.

END OF ADDENDA