

December 04, 2024



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ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

Project Name: VILLAGE AT DISCOVERY PARK LOT #7
Project Address: 1920 NE DISCOVERY AVE, LEES SUMMIT, MO 64086
Permit Number: PRCOM20245940

This letter is in response to the Plan Review Conditions Report dated November 26, 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.

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.

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



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 \$

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. 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: Per Table 707.3.10 separation between S-2/A-2 and R-2 above must be 2 hours. This will include any supporting construction.

Response – Per 2018 IBC Section 711.2.4.1 Separating mixed occupancies - Where the horizontal assembly separates mixed occupancies, the assembly shall have a fire-resistance rating of not less than that required by Section 508.4 based on the occupancies being separated. Table 508.4 requires a 1-hour separation between R & S-2 Occupancies. Note: The horizontal assembly does not separate a single occupancy into different fire areas, as it is covered in Section 711.2.4.2.

7. 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: Clarification required. Design Criteria and Foundation notes on S001 reference a different geotech report and different foundation recommendations than that found in spec volume 1.

Response – Design Criteria and Foundation notes on S001 have been revised. See Sheet S001 dated 12/04/2024 City Comments Response.

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

Action required: Provide truss package or request deferral.

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

9. 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 heaters or provide verification that water heater installed will not require expansion tank in the manufacturer's written instructions.

Response - 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 the design of hot water systems.

10. 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)

Response- 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.

Fire Plan Review

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.

Action Required: Provide deferred submittal for fire alarm system.

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



Action Required: Provide deferred submittal for protection system.

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

3. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Information Only

Noted

4. 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.

RESPONSE - Knox box has been provided 6' AFF over the FDC; reference sheet G-100 Code Analysis dated 11/12/2024 – Permit Submittal

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

Sincerely yours,

ROSEMAN & ASSOCIATES, P.C.

816.472.1448.
Jacob Christilles

Addenda No. 1



ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

Date: 12/04/24
Project: VILLAGE AT DISCOVERY PARK LOT #7
Addenda No.: One (1)
Project No.: 23103

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.

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 11/12/2024 – PERMIT SUBMITTAL:
S-001 and replace with the following sheet(s):
S-001, dated 12/04/2024 – City Comments Response.

Construction Documents,

Remove the following sheet(s) dated 11/12/2024 – PERMIT SUBMITTAL:
EL101, EL 111, and replace with the following sheet(s):
EL101, EL 111, 12/04/2024 – City Comments Response.

Construction Documents,

Remove the following sheet(s) dated 11/12/2024 – PERMIT SUBMITTAL:
P501, and replace with the following sheet(s):
P501, dated 12/04/2024 – City Comments Response.

Summary

This Addendum includes revisions as part of response to Plan Review comments dated November 26, 2024.

END OF ADDENDA