

December 12, 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: SIGNATURE BUILDING - THE VILLAGE AT DISCOVERY LOT 1  
Project Address: 221 NE ALURA WAY, LEES SUMMIT, MO 64086  
Permit Number: PRCOM20246060

This letter is in response to the Plan Review Conditions Report dated December 06, 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 7-130.4 - 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. 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 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. A 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. 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: Amend P40 wall assembly to show correct code year.



**RESPONSE – Sheet G-101 has been revised to show the correct code year.**

7. Inadequate information to complete review.

Provide the following:

- Wall and UL construction details for P62. (see sheet A-102)
- UL wall assembly details for u423.
- UL floor assembly details for F32
- Clarify fire rating at wall around Mech/Maint Room 2002. G-100 shows it surrounded by 1 hour partition but door isn't rated and wall grille doesn't have a fire damper.

**RESPONSE –**

**Sheets G-100, G-101, and A-102 have been revised to the correct fire rating at Mech/Maint Room (none is required; therefore, no door rating or fire damper is required)**

**Sheet G-200 has been added, showing assembly details for UL U423**

**Sheet G-101 has been revised to show the F32 floor assembly, G-203 & G-204 have been revised to show latest assembly details for F32 (UL D916)**

8. 2018 IBC 716.2.2 Performance requirements. Fire door assemblies shall be installed in the assemblies specified in Table 716.1(2) and shall comply with the fire protection rating specified.

Action required: Amend door schedule on A-600 to show that door 2002 is rated for 45 minutes and show that doors S1-2 & S2-2 are both rated for 60 minutes.

**RESPONSE – Sheet A-600 has been revised to the correct door rating for doors S1-2 & S2-2 to be 60 minutes. (Door 2002 does not require a rating after correction of wall rating.)**

9. Roof hatch does not seem to be reflected in structural drawings.

Action required: Clarify.

**RESPONSE – Sheet S-102 has been revised to include the roof access hatch.**

10. 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 at roof hatch.

**RESPONSE – Sheet A-102 has been revised to show the ladder at the roof access hatch.**

11. 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 sizes for all grounding electrode conductors.

**Response – Power Riser on sheet E501 has been revised to show the building electric service grounding electrode conductor size is #3/O cu. per 2017 NEC Table 250.66 (copper nor aluminum were specified originally). Typical Grounding and Bonding Detail on sheet E501 references the grounding electrode conductor size shown on the Power Riser (#3/O cu.) to size conductors for bonding building steel, water piping, concrete-encased electrode, and grounding ring in accordance with NEC.**

### **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.**

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

Sincerely yours,

**ROSEMANN & ASSOCIATES, P.C.**

816.472.1448.  
Jacob Christilles

# Addenda No. 1



ARCHITECTURE  
INTERIOR DESIGN  
ENGINEERING  
PLANNING

Date: 12/12/24

Project: The Village At Discovery Park, Lot 1 Lee's Summit

Addenda No.: One (1) – City Comments Response

Project No.: 23096

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## 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.

**None.**

## 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 11/20/2024 – CITY SUBMITTAL:

G-001, G-100, G-101, G-203 & G-204,

and replace with the following sheet(s):

G-001, G-100, G-101, G-203 & G-204, dated 12/12/24 – CITY COMMENTS RESPONSE.

Add sheet(s):

G-200, dated 12/12/24 – CITY COMMENTS RESPONSE

Remove the following sheet(s) dated 11/20/2024 – CITY SUBMITTAL:

S-102,

and replace with the following sheet(s):

S-102, dated 12/12/24 – CITY COMMENTS RESPONSE.



Remove the following sheet(s) dated 11/20/2024 – CITY SUBMITTAL:  
A-102, A-600,  
and replace with the following sheet(s):  
A-102, A-600, dated 12/12/24 – CITY COMMENTS RESPONSE.

Remove the following sheet(s) dated 11/20/2024 – CITY SUBMITTAL:  
E501  
and replace with the following sheet(s):  
E501, dated 12/12/24 – CITY COMMENTS.

### **Summary**

This addendum includes revisions as part of response to Plan Review comments dated December 6, 2024.

END OF ADDENDA