

# FALK

## ARCHITECTS

Permit Number: PRCOM20250449

Project Title: Hyundai Lee's Summit

Project Address: 1231 NW Ward Rd, Lee's Summit, MO 64086

Parcel Number: 62800028900000000

Location/ Legal Description: Summit Innovation Center Lots 1A-1 & 1A-2 --- LOT 1A1

Type of Work: New Commercial

Occupancy Group: Storage, Moderate Hazard

Description: New Car Dealership with showroom and service garage.

Please note our comment responses in **red** below.

### **Development Services Joe Frogge (816) 969-1200**

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.

**MCP group is the current selected contractor for this project. Their information below:**

**3501 SW Fairlawn Rd, Topeka, KS 66614**

**(785) 273-3880**

**<https://themcpgroup.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.

**MEP Engineer is Blanchard AE Group**

**Richard Iverson, PE**

**1425 Wakarusa Dr. Ste B Lawrence KS 66049**

**785-993-0300**

### **Building Plan Review, Joe Frogge (816) 969-1200**

1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

**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)

Current Selected Contractor for Special inspections is:

CFS Engineers

1421 E 104th St., Suite 100, Kansas City, MO 64131

**(816) 333-4477**

<https://www.cfse.com/locations>

3. 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.

Noted.

4. 2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4. 2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches. 2018 1209.2.2 Walls and partitions. Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

See revisions / clarifications on sheet A402.

5. ICC A117.1 604.5.1 Fixed side wall grab bars. Fixed side-wall grab bars shall include a horizontal bar complying with Section 604.5.1.1 and a vertical grab bar complying with Section 604.5.1.2. The vertical grab bar at water closets primarily for children's use shall comply with Section 609.4.2. ICC A117.1 604.5.1.1 Horizontal grab bar. A horizontal grab bar 42 inches minimum in length shall be located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall. ICC A117.1 604.5.1.2 Vertical grab bar. A vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located 39 inches minimum and 41 inches maximum above the floor, and with the center line of the bar located 39 inches minimum and 41 inches maximum from the rear wall.

See ADA grab bar details on sheet G004.

## 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. screened from all 4 sides per referenced UDO section. (must be by parapet on all 4 sides and at least as tall as the equipment)

Per conversations with Planner assigned to this project, the screening provided by the parapet walls is acceptable.

7. 2018 IMC 602.2.1 Materials within plenums. Except as required by Sections 602.2.1.1 through 602.2.1.5, materials within plenums shall be noncombustible or shall be listed and labeled as having a flame spread index of not more than 25 and a smoke-developed index of not more than 50 when tested in accordance with ASTM E84 or UL 723. (see code section for exceptions)

- BAE Response: Issued plumbing specifications call out the requirements below

### SECTION 22 07 16 - PLUMBING INSULATION

#### GENERAL:

Description of Work: The work covered by this specification consists of furnishing all labor, equipment, materials and accessories, and performing all operations required, for the correct installation of insulation on all piping, fittings, valves, controls and all other items connected into the system as defined in the specifications and on the drawings.

All materials specified in this section shall meet UL 723, ASTM E84, and NFPA 255: maximum flame spread index of 25 and maximum smoke developed index of 50.

Refer to Part 3 for requirements for insulation thickness and instruction on where insulating materials shall be applied.

### SECTION 22 11 15- NATURAL GAS PIPING AND FITTINGS

#### PRODUCTS

#### Above Grade Piping and Fittings

Schedule 40 grade, ASTM A-53, butt weld black steel pipe with either welded or threaded malleable fittings shall be used for above grade gas piping. Flexible gas piping in maximum 24" lengths will be required at final connections to all gas appliances.

Flexible gas piping shall be Gastite corrugated stainless steel tubing, ASTM A240 type 304 – 321, with a minimum wall thickness of .010, complying with ANSI/IAS LC-1 Standard for fuel Gas Piping using Corrugated Stainless Steel Tubing (CSST), CSA International Report No. 1898978-1009875, ICBO Evaluation Report ER-5122, and IAPMO Research Report File No. C-3250. Jacketing shall be Tenite polyethylene meeting the requirements of ASTM E84 for flame spread and smoke density.

8. 2018 IPC 708.1 Cleanouts Required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11. 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.

- **BAE Response: Provided clean-out to sanitary line near to where line is leaving the foundation. See revisions on sheet P100 and P200.**

9. 2017 NEC Article 110.26 (C)(3) Personnel Doors. Where equipment rated 800 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 25 feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic hardware.

**See revisions on sheet A703.**

#### **Fire Plan Review: Craig Hill**

1. 2018 IFC 1008.3.1 & 3.2 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following:

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits.
3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.

- **BAE Response: Provided exit sign and Emergency Remote head to all exterior doors. See revisions on sheet E201.**

2. 2018 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

**See revisions to fire extinguisher placement of G003.**

3. 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.

Noted.

4. 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.

Noted.

5. 2018 IFC 903.4.2- Alarms. Approved audible and visual devices shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Listed alarm notification devices shall be provided on the exterior and interior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Noted.