

April 11, 2025

Lee's Summit
Development Services
220 SE Green Street
Lee's Summit, MO 64063
816.969.1200 Development Services, 816.969.1300 Fire Department

Interior Alterations for:

H & R Block #24168

1127 NE Rice Road, Lee's Summit, MO 64086

RE: Permit Number: PRCOM20251041

Please accept this letter as the requested written response to the plan review comments issued for this permit application issued on April 3, 2025. All revisions to the plans related to these comments are clouded on the plans under delta 1, permit comments, 04/11/25.

Thank You

Building Plan Review

Joe Frogge

1. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Amend Project Information on sheet T1 to show the correct construction type which is 5B.

RESPONSE: Construction type has been changed to V-B. See Project Information on sheet T1 for corrected construction type and code information.

2. 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.)

Action required: Specify compliant wall finish at mop sink. If paint is used it must be epoxy based

RESPONSE: FRP has been added around mop sink and in restroom. See Revised keyed note 8 on sheet A1 and restroom elevations 2, 3, 4 and 5 on sheet A3. Finish plan has been revised to have LVT around mop sink, See A1 for finish plan.

Licensed Contractors

Joe Frogge

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 the name, email address & phone number for the on-site contact. (GC listed not licensed with us)

RESPONSE: See attached Business License- behind this document.

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. (Mayes not licensed with us)

RESPONSE: See attached- was told Mayes is now licensed- please verify.

Fire Plan Reviews

Craig Hill, Approved with Conditions

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 alarm system.

RESPONSE: Acknowledged. See deferred submittals note on sheet T1. There is no Fire Alarm System in building at this time- please verify what information is required for 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.

RESPONSE: Acknowledged, See deferred submittals note on sheet T1.