

CITY - 1ST REVIEW COMMENTS

#	Reviewer Comment	Design Team Response
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: Provide the name, email address & phone number for the on-site contact.	Nabholz On-Site Contact: Ian Davies, Nabholz Superintendent (913) 747-5226 ian.davies@nabholz.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. Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.	Aegis Fire Protection – Fire Sprinklers P1 Construction, LLC – HVAC & Plumbing Doyle Field Service, Inc. – Test & Balance Electrical Corporation of America – Electrical & Communications
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.	In process. Understood.
2	For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 797-7162. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit. Action required: Comment is informational.	Devenney Group reached out to Deb Sees and confirmed the Health Department will not require a review of the Temp Kitchen drawing package. They do however require an inspection prior to the temp kitchen going online. See attached email string confirming the coordination between Devenney Group and the Health Department, including next steps for inspection.
3	For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 797-7162. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit. Action required: Comment is informational.	Devenney Group reached out to Deb Sees and confirmed the Health Department will not require a review of the Temp Kitchen drawing package. They do however require an inspection prior to the temp kitchen going online. See attached email string confirming the coordination between Devenney Group and the Health Department, including next steps for inspection.
4	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 'Applicable Codes' tables to show correct code years.	Missouri Modular Building codes uses IBC 2021 as current codes, thus the Modular building comply with current codes. Modular buiding has already been reviewed and approved under IBC 2021.
5	2017 NEC Article 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means. Action required: Provide receptacle within 25' of all rooftop equipment.	See revised sheet E00-00 for updated symbols legend to add receptacle symbology. See revised sheet E06-00 for added circuit to Panel 'HDPL1' for roof receptacle. See revised sheet MEPT02-02 for added weatherproof, GFCI receptacle on roof per NEC Article 210.63.

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FIRE PLAN REVIEW		
1	<p>2018 IFC 1004.3- Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.</p> <p>Action Required: Post occupant load in dining area.</p>	See revised sheet 'AS001' for added general note outlining the requirement for posting occupancy signage.
2	<p>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.</p> <p>Action Required: Provide deferred submittal for fire alarm system.</p>	See revised sheet 'GI101' for added table outlining deferred submittals.
3	<p>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.</p> <p>Action Required: Provide deferred submittal for fire protection system.</p>	See revised sheet 'GI101' for added table outlining deferred submittals.