

January 13, 2021

Shannon McGuire, Planner
Lee's Summit Development Services
220 SE Green Street
Lee's Summit, MO 64063

Permit Number: PRCOM20203515
Project Name: LSR7 – LSW – 2020 Athletic Complex Improvements
Project Address: 2600 SW Ward Rd. Lee's Summit, MO 64082
County: Jackson

Attachments: 20210112 LSW FDP Response Letter, 20210112 LSWHS Athletics Stormwater Compliance Letter Addendum, LS West Athletics-EPEOPCC 20210112, DCM Construction Waiver Request LSW Athletics 20210111, Mitsubishi-ducted heat pump cutsheet

The following letter is in response to the plan review comments for the project listed above. Responses are indicated in bold following each numbered comment.

Required Corrections

Fire Review

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code and local amendments.

Acknowledged. Refer to sheet W-G101 where 2018 International Fire Code is listed as an applicable code.

2. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code and local amendments.
:IFC 503.1.1 - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the

exterior of the building or facility. Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where: 1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. 2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

Action Required: Provide fire department access to the concession/locker room building.

Per Civil Engineer, refer to attached file, 20210112 LSW FDP Response Letter.

3. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required: How will this condition be met?

Per Civil Engineer, refer to attached file, 20210112 LSW FDP Response Letter.

Planning Review

1. Please provide a vicinity map with north arrow indicating the location of the property within the City.

Per Civil Engineer, refer to attached file, 20210112 LSW FDP Response Letter.

2. Will there be new ground or roof top mounted mechanical equipment? If so please provide the manufacturer's specification sheets for proposed mechanical equipment to be used. Please also show the location, size, and type of material to be used in all screening of ground mounted mechanical equipment.

Per Mechanical Engineer, there will be a wall mounted condensing unit added at each school to provide conditioning in the new elevator shafts. Refer to the attached cutsheet that shows unit dimensions. Locations are shown on the following sheets: 4/W-M111.

Engineering Review

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1. A waiver to the Design and Construction Manual is required for the elimination of stormwater detention. A template is being forwarded by separate email. Items to include in the waiver are: 1) total existing impervious surface area, and 2) the total increase in impervious area as a percent. The City will support the waiver, but sufficient supporting justification such as these two items would be beneficial to discuss. It may also be beneficial to discuss the lack of existing stormwater detention, which was omitted due to the proximity to the floodplain as was the common practice at the time of construction of the high school.

Per Civil Engineer, refer to attached file, 20210112 LSW FDP Response Letter.

2. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal. The estimate should include only those items reviewed or inspected by the engineering group. This would include all pavement, grading to establish proper drainage, stormwater lines and structures, water lines and valves, sanitary sewer lines and manholes and cleanouts, erosion and sediment control devices, final restoration including sodding, seeding, fertilizer, mulch, and topsoil.

Per Civil Engineer, refer to attached file, refer to attached file, 20210112 LSW FDP Response Letter.

Sincerely,

Jay Browning
Tonie Barnett
Gould Evans
4200 Pennsylvania Ave,
Kansas City, MO 64111