

MCC LV HT ADDITION/RENOVATION				
BNIM PROJECT NO. 20008.00				
FINAL DEVELOPMENT PLAN COMMENTS				
Received 10/08/21				
Resubmission 12/01/21				
Planning No. PL202371				
Fire Review: Jim Eden				
No.	Reference	Comment	Discipline	Response
1	N/A	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	GENERAL	Acknowledged; the project has been designed to comply with the 2018 International Fire Code.
Traffic Review: Brad Cooley				
No.	Reference	Comment	Discipline	Response
	N/A	No Comments	N/A	
Building Codes Review: Joe Frogge				
No.	Reference	Comment	Discipline	Response
1	UDO 8-180.F	Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.	ARCHITECTURE	Sec. 8.010-B of the UDO states that "The design standards are to apply to all districts within the City, with the exception of the AG Agricultural District, RDR Rural Density Residential District, RLL Residential Large Lot and R-1 Single Family Residential District or special uses that are specifically exempt in Division III of Article 6". The project site is zoned R-1 and is adjacent on its two nearest sides to zone AG and is therefore exempt from this requirement per the UDO.
Engineering Review: Sue Pyles				
No.	Reference	Comment	Discipline	Response
1	None	As shown, the scope of parking lot pavement work is very unclear. There is a note indicating pavement marking removal in one area only, yet proposed contours and a pavement section detail seem to indicate removal and replacement. Please clarify.	CIVIL	Where new asphalt is indicated on the drawings, the pavement markings will not remain.
2	None	The pavement section shown does not meet City requirements. Please see UDO Section 8.620, Table 8-5, for specific information.	CIVIL	The pavement section has been revised.
3	None	Please replace General Note 1A-1C with the following: "All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail."	CIVIL	The note has been replaced.
4	None	General: • Show location of all oil/gas wells, or indicate none are present, and cite the source. • Show and label the location and limits of the one percent annual chance flood, as set forth on the current FEMA maps, with reference to the panel number and effective date. Elevations shall be provided if shown on the FEMA map. • Please submit an Engineer's Estimate of Probable Construction Costs. • Include curb and gutter standard details. • Include an erosion and sediment control plan and standard details.	CIVIL	An engineer's estimate has been included with the resubmission.
Planning Review: Victoria Nelson				

No.	Reference	Comment	Discipline	Response
1	None	Title. Please add Final Development Plan to the title.	GENERAL	Final Development Plan has been added to the title on the cover sheet of the documents.
2	G001	Vicinity Map. Please show a north arrow on the vicinity map.	ARCHITECTURE	North arrows added.
3	C001	#13 C001. There seems to be a typo in the sentence, you say HE.	CIVIL	Will correct.
4	None	Legal Description. Please show the legal description for the area.	CIVIL	Will add.
5	None	Land Area. Please show the land area in square footage and acreage.	CIVIL	Will add.
6	None	Oil and Gas Wells. Please state whether or not there are active, inactive, or capped wells with the area. Refer to DNR Well Database and reference the site.	CIVIL	Will add.
7	None	Flood Plain. Please state whether or not the area is within a flood plain and be sure to reference FEMA.	CIVIL	It is not. Will add.
8	None	Pavement. The 3" pavement detail for asphalt base course does not meet the UDO requirements. Please see Sec 8.620. Parking lot design, Table 8-5.	CIVIL	Will update to 5" base throughout.
9	None	Pavement for fire lane. Please show the fire lane and have it meet today's UDO requirements found under Sec 8.620 and Table 8-5.	CIVIL	Will update to 5" base throughout.
10	None	Parking. Please show the proposed and required number of parking spaces.	CIVIL	This information has been added to Sheet C001.
11	None	ADA. Please show ADA parking spaces, signage, and label.	CIVIL	This information has been added to Sheet C001.
12	C001	Labels. Labels on the south side of the building are overlapping.	CIVIL	Will correct.
13	None	Photometric Plans. Please submit a photometric plan.	ELECTRICAL	Sheet E202 (Lighting Photometric) has been added to the set.
14	None	Lighting specs. Please show the manufactured specs for any type of wall mounted lighting you are proposing.	ELECTRICAL	The subject manufacturers' listings are indicated on Sheet E501.
15	None	FAR. Please show the Floor Area Ratio.	ARCHITECTURE	The requested information has been added to Sheet G101.
16	None	Classrooms. Please show the total number of classrooms. Then please list them out as existing total and proposed total.	ARCHITECTURE	These quantities have been added to Sheet G101.

BUILDING PERMIT COMMENTS

Received 10/04/21
Permit No. PRCOM20214955

Licensed Contractors Review: Joe Frogge

No.	Reference	Comment	Discipline	Response
1	7-130.10	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.	GENERAL	The licensed General Contractor performing the work is Royal Construction Services, LLC. Our contact is Jerry Myers: jerry.myers@royalcskc.com

		<i>Action required: Either a Class A or Class B license is required. Provide the name of the licensed general contractor and an email address for the on-site contact.</i>		
2	7-130.4	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.	GENERAL	The Building Permit Application has been updated to include the names of the MEP subs. Updated text is shown in red for clarity.
		<i>Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.</i>		
Building Plan Review: Joe Frogge				
No.	Reference	Comment	Discipline	Response
1	7-130.10	The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.	GENERAL	Acknowledged.
		<i>Action required: Comment is for informational purposes.</i>		
2	IBC 602.1	Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. the building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.	ARCHITECTURE	The Construction Type has been updated to IIB on sheet G101.
		<i>Action required: Update code narrative to show correct Construction Type which is 2B.</i>		
3	IBC 603.1	Allowable Materials. Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3: (see code for specific examples and exceptions)	ARCHITECTURE	A note has been added to each of the partition types shown on A010 to clarify that the framing is metal studs, not wood, throughout the building. The wood blocking shown in the roof details on sheet A300 has been modified to fire-retardant-treated wood to comply with IBC 603.1.1.3. Several details on A501 also show wood. For the plywood backer shown on A1 and R14/A501, we believe this is designated as allowable under IBC 603.1.14. For the jamb and head blocking shown on A1 and H1/A501, we believe this is designated as allowable under IBC 603.1.14 as well. For the enclosure shown on H10, A23, and A30/A501, the framing has been called out as fire treated; we have changed the plywood to fire treated as well.
		<i>Action required: Remove wood from all wall details and sections.</i>		
4	IBC 706.1	Fire walls shall be constructed in accordance with Sections 706.2 through 706.11. The extent and location of such fire walls shall provide a complete separation. Where a fire wall also separates occupancies that are required to be separated by a fire barrier wall, the most restrictive requirements of each separation shall apply.	ARCHITECTURE	The fire-rated designation has been removed from wall types M1 and A3 on sheets A010 and A100, as these assemblies are not required to be fire-rated by Code.
		<i>Action required: Provide UL # and complete construction details for fire rated assembly that includes nail/screw patterns.</i>		
5	UDO 8-180.F	Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.	ARCHITECTURE	Refer to FDP Building Codes Review, Comment #1 Response.
		<i>Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (re: CU-1)</i>		
6	N/A	Inadequate information to complete review.	GENERAL	Deferral of the vocational shop equipment review is requested.
		<i>Action Required: Provide complete paint booth design or request deferral.</i>		
Fire Plan Review: Michael Weissenbach				
No.	Reference	Comment	Discipline	Response

1	IFC 907.1.1	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.	CONTRACTOR	Acknowledged.
		<i>Action required: Provide PE stamped electronic shop drawings for the fire alarm system to mike.weissenbach@cityofls.net</i>		
2	IFC 901.2	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.	CONTRACTOR	Acknowledged.
		<i>Action required: Provide PE stamped electronic shop drawings for the fire sprinkler system to mike.weissenbach@cityofls.net</i>		
3	IFC 901.5	Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.	CONTRACTOR	Acknowledged.
		<i>Action Required: Informational Purposes. Call 816.969.1300 to schedule testing.</i>		
4	IFC 907.3.1	Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.	MECHANICAL	Duct detection has been added as a requirement in the AHU schedule, sheet M200.
		<i>Action Required: Duct Detection required with CFM over 2,000.</i>		
		END COMMENTS		