

FDP REVIEW COMMENTS - LEE'S SUMMIT HIGH SCHOOL

CORRECTION #				RESPONSE	
FIRE					
Jim Eden					
11-Nov	1	CODE STATEMENT	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. The International Existing Building Code is NOT adopted by the City of Lee's Summit.	M* Response: Noted, all life safety provisions meet 2018 International Fire Code. References to the IIBC 2018 have been removed, refer to updated sheet G100-C.	RESOLVED
11-Nov	2	MISC CORRECTION	503.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows: 1. Throughout all Group E fire areas greater than 12,000 square feet (1115 m2) in area. 2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies. Exception: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area. 3. The Group E fire area has an occupant load of 300 or more. The addition takes the building over the 12,000 square foot threshold for a sprinkler system, unless other approved building provisions are implemented.	M* Response: The existing CMU wall at the North end of the robotics classroom space is constructed from 8" CMU block, providing a 2hr fire barrier, thus separating the shop and classroom spaces to the North from the robotics spaces to the South. All existing mechanical through this wall is planned to be removed and any penetrations through the wall to be infilled with CMU block. Doors D101.1 and D102.1 have been revised to 90min. rating. These modifications will separate the building into two fire areas of less than 12,000sf in area. Sheets G101-C and A020-C have been updated accordingly.	RESOLVED
11-Nov	3	FIRE LANES	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). The existing (non-conforming) fire lane between the buildings shall be maintained.	KV Response: Noted. No exterior improvements will extend into the existing non-conforming fire lane between the two buildings.	INFORM.
17-Nov	1		The Engineer's Estimate of Probable Construction Costs shall be resubmitted to include erosion and sediment control devices and measures, final restoration, and sodding, seeding, fertilizer, topsoil and mulch. Fees to be determined based on the estimate.	M* Response: Updated Engineers Estimate of Probable Construction Costs uploaded on 11/18/22	OPEN
17-Nov	2		The waiver to the stormwater detention requirements is currently under review by the City Engineer. Final approval is contingent upon this waiver being approved by the City Engineer.	M* Response: Noted	OPEN
17-Nov	3		Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate a preconstruction meeting / discussion with the assigned Field Engineering Inspector.	M* Response: Noted	OPEN
17-Nov	4		Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.	M* Response: Noted	OPEN
ENGINEERING					
Gene Williams					
11-Nov	1		An erosion and sediment control plan appeared to be missing. Please submit an erosion and sediment control plan for this project. Since the disturbed area is less than 1 acre, a SWPPP shall not be required.	KV Response: Erosion control measures have been added to the demolition plan (C200)	RESOLVED
11-Nov	2		The waiver for stormwater is being reviewed. It is our recommendation the waiver should be approved. However, please include the project number PL2022372 on the form, and please limit the exhibits to one (1) (i.e., grading plan?). Recommend highlighting the new building additions in yellow on the single exhibit. We would also suggest a quick analysis of the increase in stormwater peak discharge for the newly-created impervious area by use of a table showing the pre versus post-development peak flows due to the building additions. A quick calculation shows about 0.3 cfs increase in stormwater peak flows for the 100 year event, and it would be beneficial to show this in the form of a table. Please review and revise as appropriate.	KV Response: A stormwater exhibit has been included with the previous stormwater letter. The correct waiver form has been included as well.	RESOLVED
11-Nov	3		It appears the public sanitary sewer is being relocated. Separate public sanitary sewer plans shall be required. Doghouse manholes are not allowed in the City of Lee's Summit. Please submit a separate sanitary sewer relocation plan, and eliminate all doghouse manholes. Ensure a minimum of 15 feet clearance from the building and the outside of the sanitary sewer line is maintained by the realignment.	KV Response: Per previous discussions with the city, this line has been considered private. As such we prefer the use of doghouse manholes in order to keep the existing line operational until the new line has been install and is functional.	RESOLVED
PLANNING					
Hector Soto					
11-Nov	1	GROUND MOUNTED UNITS	GROUND-MOUNTED UNITS: Is any new HVAC equipment proposed for the addition, or will the existing equipment serve the addition? Show the location of any new ground-mounted equipment.	M* Response: Mechanical unit shown on sheet M101-C	RESOLVED
11-Nov	2	EXTERIOR MATERIALS	EXTERIOR MATERIALS: Label the proposed exterior building materials and colors.	M* Response: Exterior Materials and Colors have been noted on sheet A201-C	RESOLVED
BUILDING CODES REVIEW					
Joe Frogge					
17-Nov	1	MISC CORRECTION	Sanitary connection at manhole not allowed. Deferred to Engineering Approval	KV Response: We have connection the service line to the private main at our new manhole to avoid the significant number of existing utilities in the area.	IN REVIEW
TRAFFIC REVIEW					
Brad Cooley					
	1		N/A		