

Chaz Prunte

From: Breanne Vincent
Sent: Wednesday, July 9, 2025 4:24 PM
To: joe.frogge@cityofls.net; Mark.Harding@cityofls.net; Sharon Bloom; Mark Allen
Cc: Chaz Prunte
Subject: RE: Green street PRE walk through 6/30

Good Afternoon,

We wanted to share our initial responses to the observations noted during the pre-walkthrough preliminary inspection. At this stage, our goal is simply to begin a dialogue prior to uploading our formal response to the portal.

Please see our responses outlined below for your review. We appreciate your attention to these items and look forward to your feedback.

1. ***Sink at restrooms above 34” per ADA***

- The U.S. Access Board, which developed the ADA Accessibility Guidelines (ADAAG), recognizes that construction tolerances are an inherent part of field conditions. They state that “reasonable tolerances in construction are permitted, particularly where dimensions are stated as absolute rather than as a range.”

Given that the 34-inch maximum sink height is an absolute dimension, minor deviations slightly exceeding this limit may be deemed compliant, provided they fall within the scope of reasonable construction tolerances—an allowance we believe is applicable in this instance.

2. ***Mirrors in all restrooms over 40” to the reflective edge.***

- The U.S. Access Board, which developed the ADA Accessibility Guidelines (ADAAG), recognizes that construction tolerances are an inherent part of field conditions. They state that “reasonable tolerances in construction are permitted, particularly where dimensions are stated as absolute rather than as a range.”

Given that the 40-inch maximum reflective height for mirrors above lavatories is an absolute dimension, minor deviations slightly exceeding this limit may be deemed compliant, provided they fall within the scope of reasonable construction tolerances—an allowance we believe is applicable in this instance.

3. ***Headroom clearance for rooftop access of mechanical equipment. Two sets of stairs at the rooftop headroom is under 80”. Provide code sections allowing less than 80” of headroom.***

- The stairway in question provides occasional access to a roof area for maintenance personnel only. It is not part of a primary means of egress or a regularly traveled path.
- The reduced headroom condition is localized and occurs only at the point where the stair passes beneath the roof soffit.

- IBC 2018 - Section 1207.2 Minimum ceiling heights.
 - Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches (2286 mm) above the finished floor. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than 7 feet (2134 mm) above the finished floor.
- Exceptions:**
1. In one- and two-family dwellings, beams or girders spaced not less than 4 feet (1219 mm) on center shall be permitted to project not more than 6 inches (152 mm) below the required ceiling height.
 2. If any room in a building has a sloped ceiling, the prescribed ceiling height for the room is required in one-half the area thereof. Any portion of the room measuring less than 5 feet (1524 mm) from the finished floor to the ceiling shall not be included in any computation of the minimum area thereof.
 3. The height of mezzanines and spaces below mezzanines shall be in accordance with Section 505.2.
 4. Corridors contained within a dwelling unit or sleeping unit in a Group R occupancy shall have a ceiling height of not less than 7 feet (2134 mm) above the finished floor.
- Signage and the stair tread beneath the soffit will be marked with contrasting color striping to draw attention to the overhead condition.
 - All other stairway elements (tread depth, riser height, handrails, and slip resistance) are in full compliance with OSHA and IBC standards.

In reference to IBC 2018 Section 1207.2, Exception 2, which pertains to sloped ceiling conditions, we note that the unoccupied maintenance pathway maintains the prescribed ceiling height over more than half of the walkable area.

Given the limited and controlled use of the stairway by trained personnel, the localized nature of the obstruction at the soffit, and the implementation of appropriate visual warnings and safety markings, this condition is not anticipated to present a significant hazard.

Accordingly, we respectfully request that this configuration be accepted as a field condition variance under the principle of equivalent safety.

4. *Protruding object at drinking fountains, high and low side for protruding objects, install side plate or comply to 1003.3.3*

- The drinking fountain is in an extended alcove and not over the designated circulation path from door 112A to 112B.
- According to ADA Section 305.7 and referenced in IBC Chapter 11, the required minimum width of an alcove depends on the depth of the alcove and the type of approach:
 - Forward Approach (e.g., to a sink, urinal, or control)
 - If the depth exceeds 24 inches (610 mm), → the minimum width must be 36 inches (915 mm).
 - Parallel (Side) Approach
 - If the depth exceeds 15 inches (380 mm), → the minimum width must be 60 inches (1525 mm).

As the drinking fountain does not project into the designated circulation path between doors 112A and 112B, we respectfully request that the requirement to add a side panel on the plan west side of the unit be omitted.

5. *Label all electrical panels with panel schedule and panel designation.*

Acknowledged. This item will be incorporated into the HEI report.

6. *Open electrical box in mechanical room.*

Acknowledged. Additionally, there is an open electrical back box in the market area near the electrical closet at the vestibule. These will be documented in the HEI report.

7. *4" circulation path at TV, protruding objects, IBC 1003.3.3*

After review, the design team has determined that the only televisions positioned over a circulation path are those located within the vestibule. Based on this assessment, we respectfully request that this configuration be accepted as a field condition variance.

8. *Paint gas line at SE corner of building and roof.*

Acknowledged. Outdoor gas piping will be painted in accordance with RFI #208. The specified color for exterior piping is Sherwin-Williams SW 7069 Iron Ore, consistent with the canopy finish. Interior piping is to be color-matched to the adjacent mounting surface to maintain visual consistency.

9. *Cap at plumbing vent.*

- Request inspector to verify location.

10. *Plumbing vents too close to mechanical on east side of roof access. Verify if a plumbing vent for lower restrooms, cannot be within 10 feet of intake for HVAC.*

Field measurements confirm that the vent pipe extension adjacent to RTU-1 is located approximately 14 to 15 feet from the outside air intake, exceeding the minimum required separation of 10 feet.

11. *Provide manufacturers listing on water heater vent piping for review, using CPVC grey pipe ASTM F441.*

Approved manufacturer listing and product specification pertaining to the vent piping type has been provided to the GC per RFI #181.

Thanks,

BREANNE VINCENT | AIA
Project Architect
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From: Sharon Bloom <Sharon.Bloom@cityofls.net>
Sent: Tuesday, July 1, 2025 1:09 PM
To: tgrimes@mccowngordon.com; Tyler Stotler <tstotler@mccowngordon.com>; Brandon Stewart (bstewart@mccowngordon.com) <bstewart@mccowngordon.com>
Cc: Breanne Vincent <breanne.vincent@tessere.com>; Darren Varner <dvarner@olsson.com>; Brian Page <Brian.Page@cityofls.net>
Subject: FW: Green street PRE walk through 6/30

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Hi team,
The inspector drafted notes from a pre-inspection walk he took yesterday (these are available on the project portal) and I want to make sure you've seen them so you can make any needed corrections prior to the final inspection.
Thank you!

Sharon Bloom, M.Arch | Project Manager-CBS, M.Arch
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From: Mark Harding <Mark.Harding@cityofls.net>
Sent: Monday, June 30, 2025 4:51 PM
To: Sharon Bloom <Sharon.Bloom@cityofls.net>; Brian Page <Brian.Page@cityofls.net>
Cc: Aimee Nassif <Aimee.Nassif@cityofls.net>; Joe Frogge <Joe.Frogge@cityofls.net>; Tracy Deister <Tracy.Deister@cityofls.net>; Mike Weisenborn <Mike.Weisenborn@cityofls.net>; Robb Popp <Robb.Popp@cityofls.net>
Subject: Green street PRE walk through 6/30

Hello,
Wanted to fill Brian and Sharron in on what was completed today as a MISC preliminary inspection today at the Green Street plaza. This should be on the portal for the contractor to see as well.

See below.

This I not a complete inspection , pre walkthrough with building inspection only.

North Ramp from Parking garage level to East face of City hall.

- Guards and handrails required at both sides of ramps and stairs ; north side of complex next to bell tower.
- The ramp requires handrails on both sides.
- Any locations where the walking surface is more than 30" above the ramp will require a guard min 42".
- Encroachment into pathway a protruding object over 4" at bottom of ramp(electrical box at ground level).

Center main stairs

- Stair risers required to be min 4"; Treads over 3/8" variance at main stairs
- Handrails required to be 34"-38"
- All guardrails to be min 42"

South elevation change

- Steps/ Sloped landing diminishing stairs. Min. 4" tall per 1011.5.2.

Overlook seating areas

Guardrails min 42" required

Green Street building

- sink above 34" at women's restroom, check all restrooms.
- Mirrors in all restrooms over 40" to the reflective edge.
- Label all electrical panels with panel schedule and panel designation.
- Open electrical box in mechanical room
- 4" circulation path at tv, protruding objects, 1003.3.3
- Headroom clearance for rooftop access of mechanical equipment, 2 sets of stairs at the roof top headroom is under 80". Provide code sections allowing less than 80" of headroom.
- Paint gas line at SE corner of building & roof.
- Cap at plumbing vent
- Plumbing vents too close to mechanical on east side of roof access. Verify if a plumbing vent for lower restrooms, cannot be within 10ft of intake for HVAC.
- Provide manufactures listing on water heater vent piping for review, using CPVC grey pipe ASTM F441

- Protruding object at drinking fountains , high and low side for protruding objects, install side plate or comply to 1003.3.3
- Sloped landing/diminishing stairs. Min. 4” tall per 1011.5.2.
- Guards to be minimum 42” high.

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