

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

January 09, 2026

HOEFER WELKER
4622 PENNSULVANIA AVE, SUITE 1400
KANSAS CITY, MO 64112

Permit No: PRCOM20255577
Project Title: OLDHAM VILLAGE -APARTMENTS
Project Address: 1100 SW JEFFERSON ST, LEES SUMMIT, MO 64081
Parcel Number: 341213
Location / Legal
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: RESIDENTIAL, MULTI-FAMILY
Description: OLDHAM VILLAGE - NEW APARTMENT BUILDING WITH INTEGRAL CLUBHOUSE

Revisions Required

One or more departments have not approved the permit and the following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and upload the revised documents and /or additional information to the application through the online portal. Please contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. Lee's Summit Code of Ordinance, Section7-130.10 - 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: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and the name, email address & phone number for the on-site contact.

2. Lee's Summit Code of Ordinance, Section7-130.4 - 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.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Action required: Comment is informational.

2. Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

Action required: Comment is informational.

3. Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector.

Action required: Comment is informational.

4. Elevator Safety Act and Rules 701.361 - Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

Action required: Comment is informational.

5. 2018 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Actions required:

- Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.
- Add wood trusses >5' high to list of special inspections.

6. For the Health Department review of public pools contact Casey Elledge with the Jackson County Public Works Department, Environmental Services Division, at (816) 223-9769. 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.

7. For the Health Department inspection of public pools contact Casey Elledge with the Jackson County Public Works Department, Environmental Health Division at (816) 223-9769. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational.

8. Inadequate information to complete review.

Provide the following:

- Complete construction and UL detail for horizontal assembly GA-FC-5406.
- Complete construction and UL detail for roof assembly.

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- Complete construction details for exterior walls including UL info.
- Complete construction plans for Parking Canopy and Outdoor Kitchen Pergola. Must include pier/foundation details.
- Complete sauna designs.

9. This review is for all structures on site including parking canopy and pool. Additional permits will be created at a future date.

Action required: Comment is informational.

10. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Provide separate cost estimates for apartment building, pool, parking canopy, and pergola.

11. 2018 1104.2 Within a site. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site. (See code section for possible exceptions.)

Action required: Provide accessible route to pool and other exterior amenities.

12. 2018 IBC 1010.1.5 Floor elevation. There shall be a floor or landing on each side of a door. Such floor or landing shall be at the same elevation on each side of the door. Landings shall be level except for exterior landing, which are permitted to have a slope not to exceed 0.25 unit vertical in 12 units horizontal 2%).

Action required: Provide landing at all exterior doors including at Corr. C-107 & Elect. U-101.

13. 2017 NEC Article 110.26 (C) (2) Large Equipment. For equipment rated 1200 amperes or more and over 6 feet wide that contains overcurrent devices, switching devices, or control devices, there shall be one entrance to and egress from the required working space not less than 24" wide and 6'6" high at each end to the working space.

A single entrance to and egress from the required working space shall be permitted where either of the conditions in 110.26(C)(2)(a) or (C)(2)(b) is met.

(a) Unobstructed Egress. Where the location permits a continuous and unobstructed way of egress travel, a single entrance to the working space shall be permitted.

(b) Extra Working Space. Where the depth of the working space is twice that required by 110.26(A)(1), a single entrance shall be permitted. It shall be located such that the distance from the equipment to the nearest edge of the entrance is not less than the minimum clear distance specified in Table 110.26(A)(1) for equipment operating at that voltage and in that condition.

110.26 (C)(3) Personnel Doors. Where equipment rated 800 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 25 feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic hardware.

14. ICC A117.1 Section 404.2.3.2 Swinging Doors and gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Doors U-101B, U-164B, and U-167B are required to swing in direction of egress and have panic hardware.

15. 2018 IBC 1010.1.2 Door swing. Egress doors shall be of the pivoted or side-hinged swinging type. Exceptions: (See code for exceptions.)

2018 IBC 1010.1.2.1 Direction of swing. Pivot or side-hinged swinging doors shall swing in the direction of egress travel

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where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.

Action required: Door L-206 out of Upper Level Fi

16. ICC A117.1 Section 307.4 Vertical Clearance. Vertical clearance shall be 80 inches minimum. Rails or other barriers shall be provided where the vertical clearance is less than 80 inches. The leading edge of such rails or barrier shall be located 27 inches maximum above the floor. (see code for exception)

Action required: Provide barrier or similar under lower level stairs to protect those with site impairments.

17. 2018 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. Permanent ladders installed to provide the required access shall comply with the following minimum design criteria: 1. The side railing shall extend above the parapet or roof edge not less than 30" (see code section for additional construction requirements)

Action required: Provide hand rail extender at roof hatch.

18. 2018 IPC 708.1 Cleanouts Required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11.

2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout access.

Action required: Provide cleanout near where sanitary leaves building footprint.

19. 2018 IBC 706.6 Vertical continuity. Fire walls shall extend from the foundation to a termination point not less than 30 inches above both adjacent roofs.

Exceptions: (see code for complete list)

4. In buildings of Types III, IV and V construction, walls shall be permitted to terminate at the underside of combustible roof sheathing or decks provide that all of the following are met: (see code for complete list)

4.1. Roof openings are not less than 4 feet from the fire wall.

Action required: Relocate any plumbing vents within 4' of a fire wall.

20. 2017 NEC Article 230.2 (E) Identification. Where a building or structure is supplied by more than one service, or any combination of branch circuits, feeders, and services, a permanent plaque or directory shall be installed at each service disconnect location denoting all other services, feeders, and branch circuits supplying that building or structure and the area served by each. See 225.37.

Action required: Specify signage at multiple service entrances.

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21. 2018 IBC 1008.3 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.

1008.3.1 General. In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles.
2. Corridors.
3. Exit access stairways and ramps.

1008.3.2 Buildings. In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Interior exit access stairways and ramps.
2. Interior and exterior exit stairways and ramps.
3. Exit passageways.
4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.1.
5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge.

1008.3.3 Rooms and Spaces. In the event of power supply failure an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms.
2. Fire command centers.
3. Fire pump rooms.
4. Generator rooms.
5. Public restrooms with an area greater than 300 square feet.

Action required: Provide emergency lighting at exterior landing of all exit doors.

22. 2018 IBC Exit Signs 1013.1 Where Required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit of the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. (see code section for exceptions)

Action required: Provide emergency sign at third floor Stair C ST-103 & Stair E ST-105. Also fourth floor Stair E ST-105.

23. 2017 NEC Article 210.52 (A) General Provisions. In every kitchen, family room, dining room, living room, parlor, library, den, sunroom, bedroom, recreation room, or similar room or area of dwelling units, receptacle outlets shall be installed in accordance with the general provisions specified in 210.52(A)(1) through (A)(4).

(1) Spacing. Receptacles shall be installed such that no point measured horizontally along the floor line of any wall space is more than 6 feet from a receptacle outlet.

(2) Wall Space. As used by this section, a wall space shall include the following:

1. Any space 2 feet or more in width (including space measured around corners) and unbroken along the floor line by doorways and similar openings, fireplaces, and fixed cabinets that do not have countertops or similar work surfaces.
2. The space occupied by fixed panels in walls, excluding sliding panels.
3. The space afforded by fixed room dividers, such as freestanding bar-type counters or railings.

(3) Floor Receptacles. Receptacle outlets in or on floors shall not be counted as part of the required number of receptacle outlets unless located within 18 inches of the wall.

(4) Countertop and Similar Work Surface Receptacle Outlets. Receptacles installed for countertop and similar work surfaces as specified in 210.52(C) shall not be considered as the receptacle outlets required by 210.52(A).

(D) Bathrooms. At least one receptacle outlet shall be installed in bathrooms within 3 ft of the outside edge of each basin.

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(see code for location regulations)

Action required: Additional receptacles required at dwelling units. See >2' walls. Multiple locations.

24. Unified Development Ordinance Section 7-1010. - Steps or ladders.

Two (2) or more means of egress in the form of steps or ladders shall be provided for all swimming pools. At least one such means of egress shall be located on a side of the pool at both the deep end and shallow end of the pool. Treads of steps and ladders shall be constructed of nonslip material and at least three (3) inches wide for their full length. Steps and ladders shall have a handrail on both sides.

Exception: Pools accessory to one- and two-family dwellings.

Action required: Provide additional handrails to comply.

Fire Plan Review

Reviewed By: Craig Hill

Rejected

1. 2018 IFC 907.1.1- 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.

Action Required: Provide deferred submittal for fire alarm system.

2. 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.

Action Required: Provide deferred submittal for fire protection system.

3. 2018 IFC 1008.3.1 & 3.2 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following:

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or mor means of egress.
2. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits.
3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.

Action Required: Provide exterior emergency lighting at all exits

4. Plans do not indicate what code edition of the IFC.

Action Required: Please provide the code reference of the IFC edition used.

5. Action Required: Knox box needed at or near the FDC of all buildings. Verified at occupancy inspection.

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6. Action Required: Elevator Knox Box is required near the elevators. Included in the box will be keys to operate the elevator and an emergency elevator door key. Verified at occupancy inspection.

The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.