

January 28, 2026

Joe Frogge  
City of Lee's Summit  
Building Department  
220 SE Green Street  
Lee's Summit, MO 64063

**RE: Plan Review Conditions Comment Response  
New Multi-Family Building**

Dear Mr. Frogge,

This document shall serve as the project design team's official response to the comments received from you on January 9<sup>th</sup>, 2026 for the Oldham Village Multi-Family project.

**Licensed Contractors:**

1. 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.

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.

**a. Response: Will be provided by owner at issuance of permit.**

2. Lee's Summit Code of Ordinance, Section 7-130.4 - 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.

**a. Response: Will be provided at issuance of permit.**

**Building Plan Review:**

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.

**a. Response: Will comply.**

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.

**a. Response: Will comply.**

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.

**a. Response: Will comply.**

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.

**a. Response: Will comply.**

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.

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- a. **Response: Please see included Sheet S-001 for Special Inspections. The SI company performing the inspections will also provide a letter or signed form accepting responsibility for performing the structural inspection, plus any additional non-structural inspections required.**

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.

- a. **Response: Will comply.**

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

- a. **Response: Will comply.**

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.

- a. **Response: Please see Sheet G-503 for missing UL information.**

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

- a. **Response: Will comply.**

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.

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**a. Response: Will be provided by Contractor at permit issuance.**

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.

**a. Response: Please see Sheet G-101 for accessible routes.**

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.

**a. Response: Will be included in the revised FDP submittal from the Civil Engineer.**

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.

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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.

- a. Response: Door swing has been adjusted and panic hardware added to above-mentioned doors. Please see Sheets A-111A, A-111B, A-111E and A-602.**

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 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

- a. Response: Door has been updated. Please see Sheet A-112B.**

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.

- a. Response: A cane barrier has been added to all stairs. Please see Sheets A-351, A-352, A-353, A-354, A-355, A-356, A-357, A-358, A-359 and A-360.**

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)

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Action required: Provide Hand rail extender at roof hatch.

- a. Response: A guardrail has been added to the roof. Please see Sheet A-115A.**

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.

- a. Response: Grade cleanouts have been added to each sanitary and storm line out of the building. Refer to the updated sheets P-101A, P-101B, P-101C, P-101D, P-101E, and P-101F.**

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.

- a. Response: 19. The vents through the roof have been moved to a minimum of 4'-6" from the building separation fire assembly. Refer to the updated sheets P114A, P114B, P114D, and P114E.**

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.

- a. Response: Refer to revised first floor electrical plans for electrical service signage requirements.**

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.

- a. **Response: Refer to site plan and revised first floor lighting plans for clarified egress door light fixture requirements.**

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.

- a. **Response: Refer to revised third and fourth floor lighting plans for added exit signage at indicated stair wells.**

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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.  
(see code for location regulations)

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

- a. Response: Refer to revised enlarged guestroom electrical plans for revised receptacle 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.

- a. Response: Added handrail to north pool steps and to spa steps. Updated sheets W001, W003, W103 & W104 to show this addition.**

**Fire Plan Review**

**Reviewed By: Craig Hill**

**Rejected**

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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.

**a. Response: Will comply.**

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.

**a. Response: Will comply.**

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 more 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.

**a. Refer to site plan and revised first floor lighting plans for clarified egress door light fixture requirements.**

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

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

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- a. Response: Fire Code has been added. Please see Sheet G-100.**
- 5. Action Required: Knox box needed at or near the FDC of all buildings. Verified at occupancy inspection.
  - a. Response: Knox box has been added. Please see Sheet G-102.**
- 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.
  - a. Response: A Knox box has been added near each elevator. Please see Sheet G-102.**

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

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