

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

March 02, 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: 61440094700000000
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

Fire Plan Review

Reviewed By: Craig Hill

Approved with Conditions

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.

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.

2/27/2026 - Acknowledged in letter.

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.

2/27/2026 - Acknowledged in letter.

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.

2/27/2026 - Acknowledged in letter.

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.

2/27/2026 - Acknowledged in letter.

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.

2/27/2026 - Acknowledged in letter.

- Add wood trusses >5' high to list of special inspections.

2/27/2026 - Not found on S-001

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.

2/27/2026 - Acknowledged in letter.

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.

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Action required: Comment is informational.
2/27/2026 - Acknowledged in letter.

8. Inadequate information to complete review.

Provide the following:

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- Complete construction details for exterior walls including UL info.
2/27/2026 - Not addressed.
- Complete construction plans for Parking Canopy and Outdoor Kitchen Pergola. Must include pier/foundation details.
2/27/2026 - Not addressed.
- Complete sauna designs.
2/27/2026 - Not addressed.

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.
2/27/2026 - Not addressed.

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.
2/27/2026 - Acknowledged in letter. We need this information to build the permits. Not practical to wait until permit receipt.

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.
2/27/2026 - Deferred to FDP

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.
2/27/2026 - Provide additional information as to how guard rails act as hand rail extender.

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Licensed Contractors

Reviewed By: Joe Frogge

Rejected

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.

2/27/2026 - Acknowledged in letter.

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.

2/27/2026 - Acknowledged in letter.

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