

CITY OF LEE'S SUMMIT

CODES ADMINISTRATION DEPARTMENT

220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1200
Fax (816) 969-1201

PLAN REVIEW CONDITIONS

May 13, 2013

ROSEMANN & ASSOCIATES, PC
1526 GRAND BLVD
KANSAS CITY, MO 64108

Permit No: PRCOM20130422
Project Title: WILSHIRE HILLS II
Project Address: 3360 NE WILSHIRE DR, LEES SUMMIT, MO 64064
Parcel Number: 43830990700000000
Location: WILSHIRE HILLS 2ND PLAT LOTS 3 AND 4 & TRACT B---LOT 3
Type of Work: NEW MULTI-FAMILY
Occupancy Group: RESIDENTIAL, MULTI-FAMILY
Description: 3-STORY SENIOR LIVING

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 contact the appropriate department regarding clarification of comments.

Codes Administration (816) 969-1200

Fire Department (816) 969-1300

Licensed Contractors

Reviewed By: Michael Weisenborn

Pending

2. 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. Expert from Sec. 7-130, Lees Summit Code of Ordinances.

Action required - Provide the name of the licensed mechanical, electrical and plumbing contractors. This information is required for permit approval.

Building Plan Review

Reviewed By: Michael Weisenborn

Rejected

3. 2006 IBC 1704.1.1 - Statement of special inspections. The permit applicant shall submit a statement of special inspections prepared by the registered design professional in responsible charge in accordance with 106.1 as a condition for permit issuance. This statement shall be in accordance with Section 1705. Exceptions: 1. A statement of special inspections is not required for structures designed and constructed in accordance with the conventional construction provisions of Section 2308. 2. The statement of special inspections is permitted to be prepared by a qualified person approved by the building official for construction not designed by a registered design professional.

Action required - Provide a statement of special inspections for this project. The letter needs to be from the company hired to perform the special inspections.

Mike Weisenborn 05/13/2013 9:37 AM - The statement of special inspections has not been provided.

4. 2006 IBC 1704.1.2 - Report Requirement. Special inspectors shall keep records of inspections. The special inspector shall furnish inspection reports to the building official, and to the registered design professional in responsible charge. Reports shall indicate that work inspected was done in conformance to approved construction documents. Discrepancies shall be brought to the immediate attention of the contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the building official and to the registered design professional in responsible charge prior to the completion of that phase of the work. A final report documenting required special inspections and correction of any discrepancies noted in the inspections shall be submitted at a point in time agreed upon by the permit applicant and the building official prior to the start of work.

Action required - This comment is for information purposes.

5. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required - Provide an address layout for the apartments. We request that the addressing start on the west end of the building and continue through the common areas to the north end of the building. The first part of the unit identifier should be numerical and identify the floor level. The rest can be your choice.

Mike Weisenborn 05/10/2013 9:01 AM - The resubmittal letter indicates unit numbering is to meet what is shown on sheets A-101, A-102 and A-103. This does not meet what was requested. Make needed corrections.

7. Copies of the engineered truss package were not provided at the time of permit application.

Action required - Provide two (2) copies of the engineered truss packages for all structures. The packages shall be signed and sealed by an engineer licensed in the State of Missouri. This information is not required for permit approval or issuance but shall be provided prior to inspection of associated work.

8. Details for the construction of the retaining walls have not been provided.

Action required - Provide two (2) copies of engineered design plans for the retaining walls.

Mike Weisenborn 05/10/2013 10:07 AM - This will be a deferred submittal.

10. The lines and rating shown in the Chapter 6 code review information on Sheet G-100 are off.

Action required - Make needed corrections.

Mike Weisenborn 05/10/2013 10:10 AM - Provide a revised Sheet G-100 with a corrected table.

15. I am unable to locate details on the civil sheets regarding the piping materials to be used for the domestic water service.

Action required - Provide additional information on the plans. Be sure to comply with the materials required by the Lee's Summit Water Utilities at the meter location. If you wish to transition to another material after the meter assembly, please provide additional details/information on the plans.

Mike Weisenborn 05/13/2013 10:05 AM - The civil plans now have details showing both the City approved meter installation and another using pvc piping. Make needed corrections.

17. 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 - This comment is for information purposes.

18. 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 - This comment is for information purposes.

19. The work authorized by this permit shall be constructed to comply with the Security Code provisions. (Chapter 7, Article 14 of the Lees Summit Code of Ordinances)

Action required - Show compliance with this requirement.

Mike Weisenborn 05/13/2013 10:54 AM - Additional comments have been added for detailed responses.

20. Lee's Summit Code of Ordinance - 7-1404. - Premises identification illumination. Required premises identification shall be capable of being illuminated during the hours of darkness with a power source connected to the dwelling unit electrical system or by other means approved by the building official.

Action required - Show how this requirement will be met.

21. Lee's Summit Code of Ordinance - 7-1405.1 - Wood doors. Where installed, exterior wood doors shall be of solid core construction such as high-density particleboard, solid wood, or wood block core with a minimum thickness of one and three-fourths inches at any point. Doors with panel inserts shall be solid wood. The panels shall be a minimum of one-inch thick. The tapered portion of the panel that inserts into the groove of the door shall be a minimum of one-quarter-inch thick. The groove shall be a dado groove or applied molding construction. The groove shall be a minimum of one-half inch in depth.

Action required - This section of the security code is intended for entrance doors into dwelling units. Verify that door type B meets these requirements.

22. Lee's Summit Code of Ordinance - 7-1408.1 - Hinges. Hinges for exterior swinging doors shall comply with the following:

1. At least two wood screws, three inches in length, penetrating at least one inch into wall structure shall be used. Solid wood fillers or shims shall be used to eliminate any space between the wall structure and door frame behind each hinge.
2. Hinges for out-swinging doors shall be equipped with mechanical interlock to preclude the removal of the door from the exterior.

Action required - This section of the security code applies to all doors to the dwelling units and the exterior doors. Provide additional information on the plans or specs.

23. Lee's Summit Code of Ordinance - 7-1408.2 - Strike plates. Exterior door strike plates shall be a minimum of 18 gauge metal with four offset screw holes. Strike plates shall be attached to wood with not less than three-inch screws, which shall have a minimum of one inch penetration into the nearest stud. Note: For side lighted units, refer to section 7-1408.6.

Action required - This section of the security code applies to the dwelling unit entrance doors. Please provide additional information.

24. Lee's Summit Code of Ordinance - 7-1408.3 - Escutcheon plates. All exterior doors shall have escutcheon plates or wraparound door chanel installed around the lock protecting the door's edge.

Action required - This section of the security code applies to the dwelling unit entrance doors. Please provide additional information.

25. Lee's Summit Code of Ordinance - 7-1408.4 - Locks. Exterior doors shall be provided with a single cylinder deadbolt that has a minimum projection of one inch. The deadbolt shall penetrate at least three-fourths inch into the strike receiving the projected bolt. The cylinder shall have a twist-resistant, tapered hardened steel cylinder guard. The cylinder shall have a minimum of five pin tumblers, shall be connected to the inner portion of the lock by solid metal connecting screws at least one-fourth inch in diameter and two and one-fourth inches in length. Bolt assembly (bolt housing) unit shall be of single piece construction. All deadbolts shall meet ANSI grade 2 specifications.

Action required - This section of the security code applies to the entrance doors to the dwelling units. Please provide additional information.

Fire Plan Review

Reviewed By: Brian Austerman

Rejected

1. 2006 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

Knox box will be required for access to sprinkler room and also for the elevator. Call (816) 969-1300 to obtain knox box applications.

ADDRESSED IN RESUB OF 5/7/13

2. 1020.1.6 Stairway floor number signs.

A sign shall be provided at each floor landing in interior exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the stair enclosure and the identification of the stair. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the stairway for the fire department. The sign shall be located 5 feet (1524 mm) above the floor landing in a position that is readily visible when the doors are in the open and closed positions.

Stairway doors shall be marked for each floor, verified at inspection

ADDRESSED IN RESUB OF 5/7/13

3. Section 905.3.1 is amended to read as follows:

905.3.1 Building height. Class 1 standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than two stories above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is located more than two stories below the highest level of fire department vehicle access.

Standpipes will be required, to be included in sprinkler plan submittal

The City Of Lee's Summit's ammended fire code Section 905.3.1 reads as follows:

905.3.1 building height. Class 1 standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than two stories above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is located more than two stories below the highest level of fire department access.

ACTION REQUIRED: The ammended fire code stipulates any building over 2 stories SHALL have class 1 standpipes throughout the building.

4. Relocate hydrant that serves the FDC to the building side of the drive. In its current position when utilizing this hydrant it would block access the the remainder of that side of the building for other FD apparatus

ADDRESSED IN RESUB OF 5/7/13

5. D105.2 Width.

Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

Access roads shall have a minimum width of 26' Plans reflect 24' There needs to be 26' of clear driving space into the parking areas for FD access

ADDRESSED IN RESUB OF 5/7/13

6. NFPA 13R 2002 ed. 6.6.6 Sprinklers shall not be required in attics, penthouse equipment rooms, elevator machine rooms, concealed spaces dedicated exclusively to and containing only dwelling unit ventilation equipment, crawl spaces, floor/ceiling spaces, noncombustible elevator shafts where the elevator cars comply with ANSI A17.1....

Confirm the rating of the elevator shaft and elevator car compliance.

CONFIRMED IN RESUB OF 5/7/13

7. NFPA 13R 6.6.2 Sprinklers shall not be required in bathrooms where the bathroom area does not exceed 55ft2

Bathrooms exceeding 55 sq/ft shall have sprinkler protection

FOR INFORMATION ONLY, CONTINUED

8. NFPA 13R 2002 ed. 6.6.3 Except where specified in 6.6.4 sprinklers shall not be required in clothes closets, linen closets, and pantries within dwelling units that meet all of the following conditions:

- (1) The area of the space does not exceed 24 sq/ft
- (2) The least dimension does not exceeds 3 ft
- (3) The walls and ceilings are surfaces with noncombustible or limited combustible materials as defined by NFPA 220.

For information only

9. 2006 IFC 609.2- Where required. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

Provide a letter stating the use of the communal kitchen. Is this to be used for food preparation or rewarming?

LETTER HAS NOT YET BEEN RECEIVED

10. 2006 IFC 1004.3- Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

Assembly areas occupancy shall be posted

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

