

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

November 11, 2015

CHASE B. GARRETT ARCHITECTS, PLLC  
PO BOX 8336  
FORT SMITH, AR 72902

Permit No: PRCOM20151897  
Project Title: HOLIDAY INN EXPRESS  
Project Address: 1201 NW INNOVATION PKWY, LEES SUMMIT, MO 64086  
Parcel Number: 51700042500000000  
Location: SUMMIT INNOVATION CENTER FIRST PLAT---LOT 3  
Type of Work: NEW COMMERCIAL  
Occupancy Group: RESIDENTIAL, HOTELS  
Description: NEW 4 STORY 90 ROOM HOTEL

***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 provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.***

Planning and Codes Administration (816) 969-1200

Fire Department (816) 969-1300

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. The building permit for this project can not be issued until the Codes Administration Department has received the approved Final Development Plan from the Planning and Development Department.

Action required: Comment is for informational purposes.

11/11/15 - acknowledged in letter

2. 2012 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)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

11/11/15 - acknowledged in letter

3. 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.

---

**CODES ADMINISTRATION**

Action required: Comment is for informational purposes.

11/11/15 - acknowledged in letter

4. 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 for informational purposes.

11/11/15 - acknowledged in letter

5. 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. Contact the Lee's Summit Codes Administration.

Action required: Comment is for informational purposes.

11/11/15 - acknowledged in letter

7. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is for informational purposes.

11/11/15 - acknowledged in letter

8. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 847-7070. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is for informational purposes.

11/11/15 - Jackson County Health Department approval not yet received.

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

Action required: Provide truss package(s) or request deferral to construction.

11/11/15 - deferred per request

15. Lee's Summit Code Of Ordinances 7-137. - Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in two (2) or more sets with each application for a permit. A registered design professional licensed by the State of Missouri shall prepare the construction documents. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the State of Missouri.

Actions required:

1. Provide finish material schedule or 2 copies of Specifications (sealed/signed) in order to verify compliance.

**CODES ADMINISTRATION**

2. Provide detailed construction requirements for fire rated UL assemblies.

11/11/15 -

Item 1 is referring to interior finish materials; carpet, paint, tile, etc. especially as concerns code relevant areas. (restrooms & use of textiles). Provide finish material schedule.

Item 2 - details on A508 reference UL#s only with no construction details (nail patterns, etc). Our inspectors do not have access to UL documnts in field. Details on A509, A510 & A511 are for penetrations

20. 2011 NEC Article 250.50 Grounding Electrode System. All Grounding electrodes as described in 250.52(A)(1) through (A)(7) that are present at each building or structure served shall be bonded together to form the grounding electrodes system. Where none of these grounding electrodes exist, one or more of the grounding electrodes specified in 250(A)(4) through (A)(8) shall be installed and used. (see code section for exception)

Action required: Provide detailed design for grounding electrode system at MDP.

11/11/15 - Grounding system is a required part of wiring diagram. Update diagram with GEC wire sizes and locations.

21. 2011 NEC 680.26 Equipotential Bonding.

(A) Performance. The equipotential bonding required by this section shall be installed to reduce voltage gradients in the pool area.

2011 NEC 680.26 (7) Fixed Metal Parts. All fixed metal parts shall be bonded including, but not limited to, metal-sheathed cables and raceways, metal piping, metal awnings, metal fences, and metal door and window frames.

Action required: Comment is for informational purposes. To be field verified.

11/11/15 - acknowledged in letter

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

1. 506.1.2 Key boxes for nonstandardized fire service elevator keys.

Key boxes provided for nonstandardized fire service elevator keys shall comply with Section 506.1 and all of the following:

1. The key box shall be compatible with an existing rapid entry key box system in use in the jurisdiction and approved by the fire code official.

2. The front cover shall be permanently labeled with the words "Fire Department Use Only—Elevator Keys."

3. The key box shall be mounted at each elevator bank at the lobby nearest to the lowest level of fire department access.

4. The key box shall be mounted 5 feet 6 inches (1676 mm) above the finished floor to the right side of the elevator bank.

5. Contents of the key box are limited to fire service elevator keys. Additional elevator access tools, keys and information pertinent to emergency planning or elevator access shall be permitted when authorized by the fire code official.

6. In buildings with two or more elevator banks, a single key box shall be permitted to be used when such elevator banks are separated by not more than 30 feet (9144 mm). Additional key boxes shall be provided for each individual elevator or elevator bank separated by more than 30 feet (9144 mm). To obtain a Knox box application contact the fire department

**CODES ADMINISTRATION**

816-969-1300

ADDRESSED IN RESUB LETTER / PLANS

2. 2012 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. Provide shop drawings for the fire alarm system.

ADDRESSED IN RESUB LETTER

3. 2012 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building , each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

Verified on inspection.

ADDRESSED IN RESUB LETTER

4. 2012 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. to obtain a Knox Box application contact the fire department at 816-969-1300

ADDRESSED IN RESUB LETTER / PLANS

5. 2012 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.

Provide shop drawings for the fire supression/sprinkler system.

ADDRESSED IN RESUB LETTER

6. 2012 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test. Testing required for the alarm system and supression system. To schedule a test prior to final occupancy inspection contact the fire department 816-969-1300

ADDRESSED IN RESUB LETTER

7. 912.2 Location.

With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the fire chief.

912.2.1 Visible location.

Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief. Drawings did not show a FDC on

**CODES ADMINISTRATION**

the building. FDC shall be located within 100' of a hydrant.  
ADDRESSED IN RESUB LETTER/ PLANS

8. [B] 1011.2 Floor-level exit signs in Group R-1.

Where exit signs are required in Group R-1 occupancies by Section 1011.1, additional low-level exit signs shall be provided in all areas serving guestrooms in Group R-1 occupancies and shall comply with Section 1011.5.

The bottom of the sign shall be not less than 10 inches (254 mm) nor more than 12 inches (305 mm) above the floor level. The sign shall be flush mounted to the door or wall. Where mounted on the wall, the edge of the sign shall be within 4 inches (102 mm) of the door frame on the latch side.

[B] 1011.5 Internally illuminated exit signs.

Electrically powered, self-luminous and photoluminescent exit signs shall be listed and labeled in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions and Chapter 27 of the International Building Code. Exit signs shall be illuminated at all times. Verified at inspection

ADDRESSED IN RESUB LETTER / PLANS

9. D105.2 Width.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. Fire apparatus access roadway shall meet the above conditions.

Information purposes.

ADDRESSED IN RESUB LETTER / PLANS

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Rejected**

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

Action required: MEP subcontractors are required to be listed on permit. Provide company names of MEP contractors.

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