

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

June 03, 2016

ROSEMANN & ASSOCIATES
1526 GRAND BLVD
KANSAS CITY, MO 64108

Permit No: PRCOM20160939
Project Title: WILSHIRE AT LAKEWOOD MEMORY CARE
Project Address: 3320 NE WILSHIRE DR, LEES SUMMIT, MO 64064
Parcel Number: 43830990900000000
Location: WILSHIRE HILLS- 3RD PLLAT, LOT 4A --- LOT 4A
Type of Work: NEW COMMERCIAL
Occupancy Group: INSTITUTIONAL, SUPERVISED ENVIRONMENT
Description: NEW MEMORY CARE FACILITY WITH FULL COMMERCIAL KITCHEN

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.

5/20/16 - acknowledged in letter.

2. 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.

5/20/16 - acknowledged in letter.

3. 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.

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5/20/16 - acknowledged in letter.

4. 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.

5/20/16 - letter was not found in the resubmittal

5/31/16 - letter not received.

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. 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.

Plans show two knox boxes, only one is required that is to be mounted above the FDC. If the owner wants to install two boxes that is exceptable.

A KNOX BOX CAN BE OBTAINED ON LINE AT knoxbox.com OR CONTACT THE FIRE DEPARTMENT AT 816-969-1300

2. ALL OTHER PERVIOUS CONDITIONS WERE ADDRESSED IN THE RESUB LETTER AND PLANS.

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. 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 licensed MEP contractors.

5/20/16 - acknowledged in letter.

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