

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

August 22, 2018

NSPJ ARCHITECTS  
3515 W 75TH ST, SUITE 201  
PRAIRIE VILLAGE, KS 66208

Permit No: PRCOM20182604  
Project Title: SUMMIT SQUARE APARTMENTS PHASE II - BUILDING #1  
Project Address: 837 NW DONOVAN RD, LEES SUMMIT, MO 64086  
Parcel Number: 52900035700000000  
Location / Legal: SUMMIT ORCHARD FIRST PLAT LOTS 1-4 & TRACT A---LOT 2  
Description:  
Type of Work: NEW MULTI-FAMILY  
Occupancy Group: RESIDENTIAL, MULTI-FAMILY  
Description: 4 STORY APARTMENT BUILDING WITH LEASING OFFICE AND FULL SERVICE 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 provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.***

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

**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 name of the licensed general contractor.

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.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. This plan review covers all structures for this project although each structure will be assigned an individual permit number.

Action required: Comment is for informational purposes.

**CODES ADMINISTRATION**

2. 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.

3. The project cost, which is used to establish the permit fee, has not been provided for all structures.

Provide cost estimates for each of the following:

- Detached garages
- Detached carports
- Pool
- Trash enclosure/compactor

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. For the Health Department review of pool 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.

6. For the Health Department inspection of pool 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.

7. 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.

8. 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.

9. 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.

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**CODES ADMINISTRATION**

Action required: Comment is for informational purposes.

10. 2012 IMC 507.2 Where Required. A Type I or Type II hood shall be installed at or above all commercial cooking appliances in accordance with Sections 507.2.1 and 507.2.2. Where any cooking appliance under a single hood requires a Type I hood, a Type I hood shall be installed. Where a Type II hood is required, a Type I or Type II hood shall be installed. Exception: Where cooking appliances are equipped with integral down-draft exhaust systems and such appliances and exhaust systems are listed and labeled for the application in accordance with NFPA 96, a hood shall not be required at or above them.

Action required: Provide letter from building owner describing use of cooking appliances in Building #1 Community Room.

11. 2012 IBC 1008.1.2 - Door swing. Egress doors shall be of the pivoted or side-hinged swinging type. Exceptions: (See code for possible exceptions.) 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: Exterior door at end of corridor opposite Star #3 in Building #1 to swing in direction of egress.

12. All plans submitted for review on or after January 1, 2014 shall be designed to the requirements of the 2012 International Building Code, 2012 International Mechanical Code, 2012 International Plumbing Code, 2012 International Fuel Gas Code, 2012 International Fire Code, 2011 National Electric Code and the ANSI A117.1-2009 as amended and adopted by the City of Lee's Summit.

Action required: Modify code analysis on A0.02 to show correct year of accessibility code which is 2009.

13. These structure have been assigned individual addresses. 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. Number sequence to follow that of adjacent buildings on street served.

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

14. ICC A117.1-2009 Section 1004.3.1 Location. At least one accessible route shall connect all spaces and elements that are a part of the unit. Accessible routes shall coincide with or be located in the same area as a general circulation path. (see code for exceptions)

Actions required at Unit Studio 2 at A/A1.11:

- Closet to be on accessible route
- Path to hangers to be min. 36" wide per 403.5

15. Type A units appear to not be completely compliant with ICC/ANSI Section 1003.

Actions required:

- @ Unit A2 Type 'A' - Provide turning space in restroom per 1003.3.2.
- @ @ Unit C3 Type 'A' - Provide minimum water closet clearance per 1003.11.2.4.2 (does not qualify for exception at 1003.11.2.4.4)
- Storage units near garages that serve Type A units are required to have a 60" turning radius.

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

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**CODES ADMINISTRATION**

Action required: Provide roof and floor truss packages or request deferral. (2 copies required - component drawings to be signed/sealed by truss engineer - Layout to be approved by architect prior to submission)

17. 2012 IBC 1210.2.2 – Walls and partitions. Walls and partitions with 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Action required: Specify compliant wall finishes at restrooms in Clubhouse. If paint is used it must be epoxy based.

18. 2012 IBC 1103.1 (Accessibility) Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

Action required: Spa in Clubhouse to be accessible.

19. 2012 IBC 711.4 Continuity. Assemblies shall be continuous without openings, penetrations or joints except as permitted by this section and Sections 712.1, 714.4, 715, 1009.3 and 1022.1. Skylights and other penetrations through a fire-resistance-rated roof deck or slab are permitted to be unprotected, provided that the structural integrity of the fire-resistance-rated roof assembly is maintained. Unprotected skylights shall not be permitted in roof assemblies required to be fire-resistance-rated in accordance with Section 705.8.6. The supporting construction shall be protected to afford the required fire-resistance rating of the horizontal assembly supported.

Action required: Provide fire rated protection at Glulams shown on S2.18.

20. 2012 IMC 501.3.1 Location of exhaust outlets. The termination point of exhaust outlets and ducts discharging to the outdoors shall be located with the following minimum distances:  
(see code for items 1, 2, 4, & 5)

3. For all environmental air exhaust: 3 feet from property lines; 3 feet from operable openings into building for all occupancies other than Group U, and 10 feet from mechanical air intakes. Such exhaust shall not be considered hazardous or noxious.

Action required: Modify design to demonstrate compliance for separation distances at exhausts/intakes on Sheet M1.01.

21. Return air grilles are shown in ceiling of apartments but don't seem to have a clear purpose.

Action required: Clarify. (they are designated with plan note 4, but there are 2 plan note 3s)

22. City of LS Code of Ordinances Sec. 7-802. - Residential occupancies.

The minimum required R-value for each element of the building thermal envelope shall be in accordance with the following:

A. Wall assemblies forming portions of a building envelope shall meet or exceed an R factor rating of R-13. This requirement does not apply to doors, windows, or other openings or approved penetrations nor does it apply to basement concrete walls when the basement is not finished as a habitable space.

B. Floor assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 19. Garage ceilings with living area above shall comply with this requirement.

Exception: Concrete floors in contact with the earth need not be insulated.

C. Roof assemblies forming portions of a building envelope shall meet or exceed an R factor rating of 19. This requirement does not apply to skylights or other approved penetrations.

D. Ceilings forming portions of a building envelope shall meet or exceed an R factor rating of thirty (30) at the time of installation.

E. Duct insulation. All portions of the air distribution system shall be installed in accordance with Section M1601 and be

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**CODES ADMINISTRATION**

insulated to an installed R-5 when system components are located within the building but outside of conditioned space, and R-8 when located outside of the building. When located within a building envelope assembly, at least R-8 shall be applied between the duct and that portion of the assembly furthest from conditioned space.

Action required: Provide minimum R-5 at ducts mounted in attics.

23. HVAC design is missing for Studio 2 unit plan on 3/M2.07.

Action required: Provide design.

24. 2011 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: Modify documents to demonstrate how this requirement will be met.

25. 2011 NEC 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Action required: Provide additional roof mounted receptacles to ensure that all serviceable equipment is with 25'.

26. 2011 NEC 110.26 Spaces About Electrical Equipment. Access and working space shall be provided and maintained about all electrical equipment to permit ready and safe operation and maintenance of such equipment. (see code for details)

Action required: Comment is for informational purposes. Minimum clearances at Panel HA2B on Sheet E1.06a may be compromised by other equipment. To be field verified.

27. 2012 IBC Exit Signs 1011.1 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 exit signs at all required locations including but not limited to Building #1, stairs 2 & 3 on all floors.

28. ICC A117.1-2009 Section 1004.12.1.1 Minimum Clearance. Clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 40 inches minimum.

Action required: Comment is for informational purposes. Minimum clearances between counter tops and refrigerators may be compromised by fridge selection or placement. To be field verified.

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Rejected**

1. This plan review covers all structures for this project although each structure will be assigned an individual permit number.

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**CODES ADMINISTRATION**

Action required: Comment is for informational purposes.

2. 2012 IFC 407.2- Material Safety Data Sheets. Material Safety Data Sheets (MSDS) for all hazardous materials shall be readily available on the premises.

ACTION REQUIRED:(information purposes Bldg1-5)

MSDS shall be maintained on the premises of all chemicals to be used on site.

3. 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.

ACTION REQUIRED:(information purposes Bldg1-5)

Have the Fire alarm system contractor provide shop drawings of the fire alarm system to be installed.

4. 2012 IFC 407.3- Identification. Individual containers of hazardous materials, cartons or packages shall be marked or labeled in accordance with applicable federal regulations. Buildings, rooms and spaces containing hazardous materials shall be identified by hazard warning signs in accordance with Section 2703.5.

ACTION REQUIRED:(verified at inspection Bldg 1-5)

All rooms, areas, buildings storing pool chemicals and or other types of acids, solvents, chemicals or fuels shall be posted with the NFPA 704 placard with the MSDS hazard ratings on the placard.

5. 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).

ACTION REQUIRED:(verified at inspection)

All buildings 1-5 shall be addressed at all entrances to the building. Addressing shall be readable from the roadway.

6. 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.

ACTION REQUIRED:(information purposes)

All Knox boxes for buildings 1-5 and elevators can be obtained at [knoxbox.com](http://knoxbox.com)

7. 2012 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.

ACTION REQUIRED: (bldg-1 community space)

Type-1 hood and suppression system required for the stove located in the community space A7.03

8. 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.

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**CODES ADMINISTRATION**

ACTION REQUIRED:(information purposes Bldg1-5)

Have the fire sprinkler system contractor provide shop drawings for the fire sprinkler system to be installed.

9. 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.

ACTION REQUIRED:(information purposes Bldg 1-5)

Field tests and acceptance testing of the fire alarm, fire sprinkler and kitchen hood systems shall be required prior to the final occupancy inspection. Contact the fire department to schedule testing  
(816)969-1300

10. 2012 IFC 904.11.5- Portable fire extinguishers for commercial cooking equipment. Portable fire extinguishers shall be provided within a 30-foot (9144 mm) travel distance of commercial-type cooking equipment. Cooking equipment involving vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher.

ACTION REQUIRED:(verified at inspection Bldg-1)

Provide one K-class fire extinguisher for the community space, to be mounted within 30" of the kitchen hood.

11. 2012 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

ACTION REQUIRED:(verified at inspection Bldg 1-5)

Buildings 1-5 provide fire extinguishers in all corridors on all floors. to be mounted by each stairway door.

12. Firewall

ACTION REQUIRED: Bldg-1

Provide a diagram showing a 2 hour rated wall in the attic, roof/wall detail A4.02

13. Door hardware

ACTION REQUIRED: Building 1-5

Provide information about each buildings entrances access and egress hardware.

14. Exit signage

ACTION REQUIRED: Bldg -1

Stairway 1,2,3,4 doors all floors Right side /left side off center space.

Provide exits signs over all the stairway doors in the corridors where missing on plans. E1.01 - E1-04, E1.11

15. Exit signs

ACTION REQUIRED: Type A,B,C,D bldgs

All stairways, on all floors, provide exit signs over the stairway doors off the corridors.

16. Bldg-1 Center space

ACTION REQUIRED:

Provide exit signs on both sides of the fire doors in the corridors left/right sides.

Provide exit signs over the man doors leading from the center space into the left side and right side corridors. E1.06

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