

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

July 03, 2019

SWD ARCHITECTS - PAUL STARK
315 NICHOLS RD, SUITE 228
KANSAS CITY, MO 64112

Permit No: PRCOM20191614
Project Title: THE PRINCETON
Project Address: 1701 SE OLDHAM PKWY, LEES SUMMIT, MO 64081
Parcel Number: 60430980100000000
Location / Legal Description: Section 10 Township 47 Range 31 ALL TH PT SW 1/4 LYG N OF PRINCETON HEIGHTS 1ST, 2ND & 3RD PLATS (EX PTS IN RDS)
Type of Work: NEW COMMERCIAL
Occupancy Group: RESIDENTIAL, CARE/ASSISTED LIVING FACILITIE, GREATER THAN 6 CLIENTS
Description: SENIOR LIVING APARTMENTS WITH INDEPENDENT LIVING, ASSISTED LIVING, AND MEMORY CARE

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. 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.

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Action required: Comment is for informational purposes.

2. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment is for informational purposes.

3. 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)

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

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.

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.

Action required: Comment is for informational purposes.

6. 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 for informational purposes.

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

Action required: Provide floor and roof truss packages or request deferral.

8. Inadequate information to complete review.

Provide the following:

- Complete construction details for shaft wall 'E' U905.
- Complete construction details and UL designations for rated horizontal assemblies.
- Complete construction details for exterior wall U357.

9. 2018 706.6 Vertical continuity. Fire walls shall extend from the foundation to a termination point not less than 30 inches above both adjacent roofs.

Exceptions: (see code for complete list)

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4. In buildings of Types III, IV and V construction, walls shall be permitted to terminate at the underside of combustible roof sheathing or decks provide that all of the following are met: (see code for complete list)

4.1. Roof openings are not less than 4 feet from the fire wall.

Action required: Relocate openings through roofs within 4' of all fire walls.

10. 2018 IBC 1109.2 – Toilet and bathing facilities. Each toilet room and bathing room shall be accessible. Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing rooms provided within the facility shall not be located on the inaccessible floor. Except as provided for in Sections 1109.2.2 and 1109.2.3, at least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing room shall be accessible. (See code section for possible exceptions.)

Action required: All public and/or employee restrooms to be fully accessible. 67" turning radius, 60" behind water closet, grab bars, etc. (multiple locations of restrooms accessed from common corridors)

11. 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.

12. 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.

13. 2018 IBC 1107.5 Group I-1. Accessible units and Type B units shall be provided in Group I-1 occupancies in accordance with Sections 1107-5.1.1 and 1107.5.1.2.

Address the following for MCAL Accessible units:

- 67" turning spaces in all rooms per 1102.3.2.
- 60" clearance behind water closets per 1102.11.2 & 604.3.1.
- Vertical side grab bar at water closets per 1102.11.2 & 604.5.1.2.
- Shower seats per 1102.11.2, 608..2 & 610.3.
- Shower Transfer clearances per 1102.11.2 & 68.2.1.2.1.

14. 1209.2.2 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 for MCAL Restroom #47.

15. 2018 IBC 420.8 Group I-1 cooking facilities. In Group I-1 occupancies, rooms or spaces that contain cooking facilities with domestic cooking appliances shall be in accordance with all of the following criteria:
(see code for 9 specific requirements)

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Action required: Modify designs to demonstrate compliance. (re: MC Kitchen #25 & AL Demo Kitchen #175)

16. ICC A117.1-2017 Section 1104.11.1 Grab Bar and Shower Seat Reinforcement. Reinforcement shall be provided for the future installation of grab bars and shower seats at water closets, bathtubs, and shower compartments. Where walls are located to permit the installation of grab bars and seats complying with Section 604.5 at water closets; grab bars complying with Section 607.4 at bathtubs; and for grab bars and shower seats complying with Sections, 608.3, 608.2.1.3, 608.2.2.3 and 608.2.3.2 at shower compartments; reinforcement shall be provided for the future installation of grab bars and seats complying with those requirements. (see code for exceptions)

Action required: Provide vertical side grab bar (or reinforcement) at all Type B units. MCAL & IL

17. ICC A117.1-2017 Section 1104.1.1. Clear floor space. For Type B units, clear floor spaces shall be 48 inches minimum in length and 30 inches minimum in width.

Action required: Provide minimum clear floor space at Studio Type D lavatories.

18. 2018 IBC 716.2.3 Fire doors. Fire doors installed within a fire door assembly shall meet the fire rating indicated in Table 716.1(2).

Actions required:

- Doors in MCAL 2 hour Fire Walls to be 90 minute rated.
- Doors at Interior Exit Stairways to be 60 minute rated.

19. All plans submitted for review on or after April 1, 2019 shall be designed to the requirements of the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Fire Code, 2017 National Electric Code and the ANSI A117.1-2017 as amended and adopted by the City of Lee's Summit.

Action required: Update code references on Sheet S0.1. (refers to 2012 IBC in 2 places)

20. 2018 IBC 1023.2 Construction. Enclosures for interior exit stairways and ramps shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Interior exit stairway and ramp enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories. The number of stories connected by the interior exit stairways or ramps shall include any basements, but not any mezzanines. Interior exit stairways and ramps shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours. (see code for exceptions)

Action required: Updated design to show Interior Exit Stairway walls to be constructed as Fire Barriers.

21. 2018 IBC 3002.3 Emergency signs. An approved pictorial sign of a standardized design shall be posted adjacent to each elevator call station on all floors instructing occupants to use the exit stairways and not to use the elevators in case of fire. The sign shall read: IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXIT STAIRS. (see code for exceptions)

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

22. 2018 IBC 3002.1 Hoistway enclosure protection. Elevator, dumbwaiter and other hoistway enclosures shall be shaft enclosures complying with Sections 712 and 713.

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Action required: Updated design to show elevator shaft walls to be constructed as Fire Barriers.

23. 2018 IBC 404.6 Enclosures of atriums. Atrium spaces shall be separated from adjacent spaces by a 1-hour fire barrier constructed in accordance with Section 707 or a horizontal assembly constructed in accordance with Section 711, or both. (see code for exceptions)

Action required: Updated design to show atrium walls to be constructed as Fire Barriers.

24. City of Lee's Summit Code of Ordinances - Article II, Division 2, Sections 28-61 thru 28-65. Massage Therapists and Massage Facilities.

Provide information and/or design changes to demonstrate compliance with adopted ordinance at Massage Room #2043; specifically as applies to:

- mold resistant paint
- lockable doors
- dressing rooms
- lockers
- door swings

25. ICC A117.1-2017 Section 404.2.3.2 Swinging Doors and gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Provide minimum 18" clearance at latch side of door at Laundry Room #3038A.

26. 2018 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. the building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

Action required: All columns to be fire rated per IBC Table 601.

27. 2018 IBC 1107.6.2 Group R-2. Accessible units, Type A units and Type B units shall be provided in Group R-2 occupancies in accordance with Sections 1107.6.2.1 thru 1107.6.2.3.

Address the following for IL Type A units:

- 67" turning space per 1103.3.2. (see units G, H, J & K restrooms and closets)
- Vertical side grab bar per 1103.11.1
- 60" clearance behind water closets per 1103.2.4.2
- Minimum clear space at showers per 1103.11.2.5.2.

28. 2018 IBC 1107.6.2 Group R-2. Accessible units, Type A units and Type B units shall be provided in Group R-2 occupancies in accordance with Sections 1107.6.2.1 thru 1107.6.2.3.

Address the following for IL Type B units:

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- Reach ranges per 308 at stackable washer/dryers
- Vertical side grab bars or reinforcement at water closets per 1104.11.1

29. 2018 IMC 504.8.4 Duct Length. The maximum allowable exhaust duct length shall be determined by one of the methods specified in Section 504.8.4.1 through 504.8.4.3.

Action required: Shorten clothes dryer exhaust ducts or comply with one approved alternates.

30. Pool design not included in submittal.

Action required: Provide complete pool design or request deferral.

31. 2018 IPC 1101.3 Prohibited drainage. (as amended by LSCO 7-413) Sanitary sewer systems shall be designed, built and maintained in such a manner to prevent all storm or ground water from draining, discharging or entering into the sanitary sewer system. Connection of sump pumps, foundation drains, yard drains, gutter downspouts and any other storm water drainage receptacle(s) or system(s) are specifically prohibited from being connected to the sanitary sewer system.

Action required: Elevator sump pump must discharge to storm or daylight, not to sanitary sewer/drain.

32. 2018 IBC 1008.3 – Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.

1008.3.1 General. In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles.
2. Corridors.
3. Exit access stairways and ramps.

1008.3.2 Buildings. In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Interior exit access stairways and ramps.
2. Interior and exterior exit stairways and ramps.
3. Exit passageways.

4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.1.

5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge.

1008.3.3 Rooms and Spaces. In the event of power supply failure an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms.
2. Fire command centers.
3. Fire pump rooms.
4. Generator rooms.
5. Public restrooms with an area greater than 300 square feet.

Action required: Provide emergency lighting on exterior side of all exits.

33. 2018 IBC Exit Signs 1013.1 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

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viewing distance for the sign, whichever is less, from the nearest visible exit sign. (see code section for exceptions)

Action required: Relocate exit sign/light in Corridor #1036 to light up with exit door.

34. 2017 NEC Article 210.52 (A) General Provisions. In every kitchen, family room, dining room, living room, parlor, library, den, sunroom, bedroom, recreation room, or similar room or area of dwelling units, receptacle outlets shall be installed in accordance with the general provisions specified in 210.52(A)(1) through (A)(4).

(1) Spacing. Receptacles shall be installed such that no point measured horizontally along the floor line of any wall space is more than 6 feet from a receptacle outlet.

(2) Wall Space. As used by this section, a wall space shall include the following:

1. Any space 2 feet or more in width (including space measured around corners) and unbroken along the floor line by doorways and similar openings, fireplaces, and fixed cabinets that do not have countertops or similar work surfaces.

2. The space occupied by fixed panels in walls, excluding sliding panels.

3. The space afforded by fixed room dividers, such as freestanding bar-type counters or railings.

(3) Floor Receptacles. Receptacle outlets in or on floors shall not be counted as part of the required number of receptacle outlets unless located within 18 inches of the wall.

(4) Countertop and Similar Work Surface Receptacle Outlets. Receptacles installed for countertop and similar work surfaces as specified in 210.52(C) shall not be considered as the receptacle outlets required by 210.52(A).

Action required: Provide additional receptacles in living units where wall space is 2' or more. (see 03/E4.2 - possibly more - verify)

35. 2017 NEC Article 110.26 (C) (2) Large Equipment. For equipment rated 1200 amperes or more and over 6 feet wide that contains overcurrent devices, switching devices, or control devices, there shall be one entrance to and egress from the required working space not less than 24" wide and 6'6" high at each end to the working space.

A single entrance to and egress from the required working space shall be permitted where either of the conditions in 110.26(C)(2)(a) or (C)(2)(b) is met.

(a) Unobstructed Egress. Where the location permits a continuous and unobstructed way of egress travel, a single entrance to the working space shall be permitted.

(b) Extra Working Space. Where the depth of the working space is twice that required by 110.26(A)(1), a single entrance shall be permitted. It shall be located such that the distance from the equipment to the nearest edge of the entrance is not less than the minimum clear distance specified in Table 110.26(A)(1) for equipment operating at that voltage and in that condition.

110.26 (C)(3) Personnel Doors. Where equipment rated 800 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 25 feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic hardware.

Action required: Unable to locate MSB switchgear (or other panels 800 amps and above) on drawings to verify. Please clarify. IL E5.1 conflicts with 01/IL E2.1 room numbers.

36. 2017 NEC 230.72 Grouping of disconnects.

(A) General. The two to six disconnects as permitted in 230.71 shall be grouped. Each disconnect shall be marked to indicate the load served. (see code for exception)

230.2 limits number of services per building or structure to one.

Action required: Provide information on drawings to demonstrate compliance.

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Fire Plan Review

Reviewed By: Michael Weissenbach

Rejected

1. 2018 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.
(Action Required)

Add occupant load signs to pool, dining, fitness center and theatre

2. 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 three sets of engineered stamped plans for fire alarm system.

3. 2018 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)

Label generator/fuel cell

Provide information regarding the use and storage of oxygen in assisted living and memory care

4. 2018 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 At Inspection)

5. 2018 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)

Order two Knox Boxes. One for the exterior of the building, the other for the elevator. Place your order through Knoxbox.com

6. 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 three sets of engineered stamped plans for fire sprinkler system. Note: 4 inch storz connection for FDC. Class one standpipes in stairwells

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7. 2018 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.

(Informational Purposes)

Call (816)969-1300 to schedule a test.

8. 2018 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

(Verified At Inspection)

9. (Action Required)

1. Minimum height for canopy will need to be 13 feet 6 inches.
2. Required fire flow shall be provided.
3. Hydrants will need to be in working order before going vertical.
4. All water improvements will need to be in place.
5. All weather surface must be in place for fire dept. access.

10. 2018 IFC (B) 1023.9 Stairway identification signs. A sign shall be provided at each floor landing in an interior exit stairway and ramp connecting more than three stories designating the floor level, the terminus of the top and bottom of the interior exit stairway and ramp and the identification of the stair or ramp. The signage shall also state the story of, and the direction to, the exit discharge and the availability of roof access from the interior exit stairway and ramp for the fire department. The sign shall be located 5 feet (1524mm) above the floor landing in a position that is readily visible when the doors are in the open and closed positions. In addition to the stairway identification sign, a floor-level sign in raised characters and Braille complying with the ICC A117.1 shall be located at each floor-level landing adjacent to the door leading from the interior exit stairway and ramp into the corridor to identify the floor level.

(Verified At Inspection)

11. 2018 IFC 907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

(Action Required)

2,000 CFM or greater will need to have duct detection.

12. 2018 IFC 1008.1 Illumination required. The means of egress, shall be illuminated at all times the building space served by the means of egress is occupied.

(Action Required)

Provide emergency exterior illumination at all exits.

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