

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

November 09, 2018

NEIGHBORS CONSTRUCTION COMPANY INC  
15226 W 87TH ST PARKWAY  
LENEXA, KS 66219

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: SUMMIT ORCHARD FIRST PLAT LOTS 1-4 & TRACT A---LOT 2  
Type of Work: NEW MULTI-FAMILY  
Occupancy Group: RESIDENTIAL, MULTI-FAMILY  
Description: 4 STORY APARTMENT BUILDING WITH LEASING OFFICE AND FULL SERVICE CLUBHOUSE

\*FOUNDATION PERMIT - PRCOM20183262

***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.***

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

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.

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.

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 leading into 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:(verified at inspection)

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

The (exterior) Knox boxes for access to the buildings and fire sprinkler rooms shall be mounted on the exterior wall of each building above the (FDC) fire department connection. The (interior) Knox boxes shall be mounted on the wall by the elevator doors on the return floor level of each elevator.

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.

ACTION REQUIRED:(information purposes Bldg 1-5)

Have the fire sprinkler system contractor provide shop drawings for the fire sprinkler system to be installed, including a class 1 standpipe system for all of the stairways.

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 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.

ACTION REQUIRED: K-class fire extinguisher is NOT REQUIRED where there are no grease laden vapors being generated.

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 on all floors in the corridors.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Approved with Conditions**

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.

9/6/18 - acknowledged in letter

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.

9/6/18 - acknowledged in letter

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.

9/6/18 - acknowledged in letter

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.

9/6/18 - acknowledged in letter

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.

9/6/18 - acknowledged in letter

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.

Action required: Comment is for informational purposes.

9/6/18 - acknowledged in letter

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

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)

9/6/18 - acknowledged in letter

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.

9/6/18 - acknowledged in letter - field verify

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.

9/6/18 - acknowledged in letter - To be field verified.

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.

9/6/18 - acknowledged in letter - To be field verified.

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Approved**

- \_\_\_\_\_ Approved to issue per the listed conditions.
- \_\_\_\_\_ Do not issue per the listed conditions.
- \_\_\_\_\_ Approved to construct foundation only per the listed conditions.
- \_\_\_\_\_ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Applicant Name

\_\_\_\_\_  
CompanyName

***The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.***

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