

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

July 15, 2020

Midwest Custom Pools
600 Lincoln Street
Lawrence, KS 66044

Permit No: PRCOM20192096
Project Title: SUMMIT AT WEST PRYOR
Project Address: 940 NW PRYOR RD, LEES SUMMIT, MO 64081
Parcel Number: 51800043700000000
Location / Legal Description: STREETS OF WEST PRYOR LOTS 1-14 & TRACTS A-D: LOT 8 (EX TH PT LOT 8 DAF: ALL TH SPACE BETWEEN NAVD8 DEG 27 MIN 16 MIN W 41.99' TO TRU POB TH S 87 DEG 32 MIN 44 SEC E 27.69' TH N 02 DEG 27 MIN 16 SEC E E 29.33' TH S 02 DEG 27 MIN 16 SEC W 36' TH N 87 DEG 32 MIN 44 SEC W 2' TH S 02 DEG 27 MIN 16 SEC W W 4' TH S 02 DEG 27 MIN 16 SEC W 22.67' TH S 87 DEG 32 MIN 44 SEC E 4.67' TH S 02 DEG 16 MIN 27 SEC
Type of Work: NEW COMMERCIAL
Occupancy Group: MIXED OCCUPANCY
Description: NEW 4 STORY APARTMENT BUILDING WITH RETAIL SHELLS ON MAIN LEVEL AND PARKING BENEATH
*****Do not issue permit without approval from Fire Department*****
Constr Types:
Bldg A - 1A
Bldg B - 5A
Bldg C - 2B
Bldg D - 5A
Bldg E - 5A

Foundation permit PRCOM20192706

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

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 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.

DEVELOPMENT SERVICES

Action required: Comment is for informational purposes.

2. 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.

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.

Action required: Comment is for informational purposes.

4. 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.

12/31/19 - Health department approval deferred along with pool design.

5. 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.

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

Action required: Provide truss packages or request deferral.

9/11/19 - deferred per request

7. Copies of the pool design package was not provided at the time of permit application.

Action required: Provide pool design package or request deferral.

9/11/19 - deferred per request

8. 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)

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: There shall be no roof penetrations within 4' of fire walls. (to be field verified)

9/11/19 - acknowledged in letter

DEVELOPMENT SERVICES

***** - the following comments added 7/15/20 after receipt of pool design.

9. 2017 NEC Article 680.26 Equipotential Bonding.

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

2017 NEC Article 680.26 (B)(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: Update incorrect code reference in notes under "work to be done by others." Bonding is covered in NEC 680.26. (not 680.25)

10. 2018 IBC 1011.11 Handrails. Flights of stairways shall have handrails on each side and shall comply with Section 1014. Where glass is used to provide the handrail, the handrail shall also comply with Section 2407. (see code for exceptions)

Action required: Provide handrails on both sides of stairs.

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