

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

January 28, 2021

SFCS ARCHITECTS  
1927 SOUTH TRYON ST, SUITE 207  
CHARLOTTE, NC 28203

Permit No: PRCOM20210263  
Project Title: JOHN KNOX VILLAGE MEADOWS PHASE II - INDEPENDENT LIVING APARTMENTS  
Project Address: 520 NW HOPE LN, Unit:A, LEES SUMMIT, MO 64081  
Parcel Number: 62120019500000000  
Location / Legal: JOHN KNOX RETIREMENT VILLAGE 13TH PLAT LOTS 1A & 2A---LTO 1A  
Description:  
Type of Work: NEW MULTI-FAMILY  
Occupancy Group: RESIDENTIAL, MULTI-FAMILY  
Description: NEW SENIOR LIVING APARTMENTS WITH PARKING GARAGE BELOW  
GARAGE CONSTRUCTION TYPE IS IIA

***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 and an email address for the on-site contact.

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**

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1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Action required: Comment is for informational purposes.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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: Clarify conflict on sheets A01.a & A0.2. Construction Type listed as both IIA and IIB. (IIA assumed for review)

7. 2018 IBC 703.2 Fire-resistance ratings. The fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E 119 or UL 263 or in accordance with Section 703.3. The fire-resistance rating of penetrations and fire-resistant joint systems shall be determined in accordance Sections 714 and 715, respectively.

Actions required: Unable to verify fire rated assemblies. Provide Complete UL details for each assembly. (UL info on Tables on A0.1a thru A0.1c, Tables on sheets A0.2 thru A0.6, UL sheets A0.7 thru A0.1, and Wall sections A6.1 thru A6.12 do not match)

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8. ICC A117.1 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 doors out of Resident Closets & Resident Storage rooms located off of lobbies and general use areas. Also - minimum turning radii must be maintained in these rooms.

9. This structure has been assigned one address. 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.

Action required: Due to complexity of building as concerns multiple levels and entry points, labelling of all suites and unit addresses is to be verified by owner, Codes Department, and Fire Department. Fire Department shall have final authority on all addressing and labelling.

10. 2018 IBC 703.2 Fire-resistance ratings. The fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E 119 or UL 263 or in accordance with Section 703.3. The fire-resistance rating of penetrations and fire-resistant joint systems shall be determined in accordance Sections 714 and 715, respectively.

Action required: Audit and modify door schedule and fire rated assemblies for consistently. For instance: - why would doors 3014 & 3015 have different ratings. Also, some corridor walls are 45 minute when 20 minute would work.

11. 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).

Action required: Fire rated doors in Fire Walls to be per Table 716.1(2). Doors X007 to be 90 minute rated.

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

Action required: Provide truss package or request deferral.

13. 2018 IBC 1208.2 Attic spaces. An opening not less than 20 inches by 30 inches shall be provided to any attic area having a clear height of over 30 inches. Clear headroom of not less than 30 inches shall be provided in the attic space at or above the access opening.

Action required: Unable to locate attic access point. Clarify. Also, I'm assuming that access to roof mounted equipment is via this attic access. If not, additional access point required.

14. 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: Modify plumbing design to show that no roof penetrations are within 4' of the fire wall.

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15. 2018 IBC 1809.5 Frost protection. Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending below the frost line of the locality;
2. Constructing in accordance with ASCE 32; or
3. Erecting on solid rock.

(see code section for exceptions)

Shallow foundations shall not bear on frozen soil unless such frozen condition is of a permanent character.

Action required: Modify 2/S3.2 Areaway Section to show footings are protected from frost including from bottom of pit.

16. 2018 IPC 918.1 General. (as amended by LSCO 7-412)

Section 918.1 is hereby amended to read as follows: Air admittance valve are only allowed when approved by the Administrative Authority. Vent systems utilizing air admittance valves shall comply with this section. Stack-type air admittance valves shall conform to ASSE 1050. Individual- and branch-type air admittance valves shall conform to ASSE 1051.

Action required: Air admittance valves prohibited. Remove references. All vents to go to outside. (re: schedule on sheet P0.2 & Enlarged Unit Plans P5.1 and P5.2)

**Fire Plan Review**

**Reviewed By: Michael Weissenbach**

**Approved with Conditions**

1. 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 PE stamped electronic shop drawings for the fire alarm system to [mike.weissenbach@cityofls.net](mailto:mike.weissenbach@cityofls.net)

2. 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)

3. 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 a Knox box from [knoxbox.com](http://knoxbox.com) (Placement to be made by the FDC)

4. 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.

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(Action Required)

Provide PE stamped electronic shop drawings for the fire sprinkler system to [mike.weissenbach@cityofls.net](mailto:mike.weissenbach@cityofls.net)

Note: FDC to be a 4" Storz connection

5. 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 testing.

6. 2018 IFC (B) 1023.8 Discharge identification. An interior exit stairway and ramp shall not continue below its level of exit discharge unless an approved barrier is provided at the level of exit discharge to prevent persons from unintentionally continuing into levels below. Directional exit signs shall be provided as specified in Section 1013.

(Action Required)

Provide a barrier in Stairwells 2 and 3 at the level of exit discharge.

7. 2018 IFC 506.1.2 Key boxes for non-standardized fire service elevator keys. Key boxes provided for non-standardized fire service elevator keys shall comply with Section 506.1 and 506.2 or as approved by the fire code official.

(Action Required)

Order elevator knox boxes for the elevators at [knoxbox.com](http://knoxbox.com)

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