

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

March 03, 2021

Wallace Architects LLC
302 Campusview Drive, Suite 208
Columbia, MO 65201

Permit No: PRCOM20210642
Project Title: ARIA APARTMENTS - CLUBHOUSE
Project Address: 2212 NE DOUGLAS ST, LEES SUMMIT, MO 64064
Parcel Number: 52400011600000000
Location / Legal Description: SEC-30 TWP-48 RNG-31---ALL TH PT OF NE 1/4 NW 1/4 & ALL TH PT OF W 1/2 OF NE 1/4 LY S OF LEES SUMMIT SD W 1/2 OF NE 1/4 TH E ALG N I SD NE 1/4 315' MOL TO TRU POB TH S 87 DEG W 430' MOL TH S 1 DEG W 29 MOL TO WLY ROW LI LEES SUMMIT RD TH NWLY ALG SD RD TO N LI SD NE 1/4 TH W ALG SD N LI 190' MOL TO TR
Type of Work: NEW COMMERCIAL
Occupancy Group: RESIDENTIAL, MULTI-FAMILY
Description: NEW CLUBHOUSE AND APARTMENT BUILDING

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 7-130.4 - 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. There will be a separate permit for every structure but this plan review report represents entire campus.

Action required: Comment is for informational purposes.

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

DEVELOPMENT SERVICES

Action required: Comment is for informational purposes.

3. For the Health Department review contact Amanda Burch with the Jackson County Public Works Department, Environmental Services Division, at (816) 797-7198. 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.

4. For the Health Department inspection contact Amanda Burch with the Jackson County Public Works Department, Environmental Health Division at (816) 797-7198. 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.

5. 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.

6. 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.

7. 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.

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

Action required: Provide truss packages or request deferral.

10. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Provide occupant loads for pool and pool deck.

DEVELOPMENT SERVICES

11. 2018 IBC 502.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of ½ inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

Action required: Addresses for all buildings have been assigned. Address map available upon request. Apartment numbers shall begin with floor level and shall ascend from South to North and East to West with evens on one side and odds on the other.

12. 2018 IBC 706.1 General. Fire walls shall be constructed in accordance with Sections 706.2 through 706.11. The extent and location of such fire walls shall provide a complete separation. Where a fire wall also separates occupancies that are required to be separated by a fire barrier wall, the most restrictive requirements of each separation shall apply.

Action required: Unable to locate construction details for UL assemblies 534, 512, and 305.

13. 2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code.

Action required: Provide mop sink in clubhouse.

14. 2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4.

2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches.

2018 1209.2.2 Walls and partitions. Walls and partitions within 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.)

1209.2.3 Showers. (see code for details)

1209.2.4 Waterproof joints. (see code for details)

Action required: At clubhouse & Maintenance Building - specify compliant wall finish materials in public restrooms and at mop sink. If paint is used it must be epoxy based.

15. In clubhouse plans sheet A4.1CH (volume 2, #33) is marked as preliminary and is missing seal/signature.

Action required: Resubmit corrected sheet.

16. At pool - Unable to locate trellis piers.

Action required: Provide complete design for trellis piers or request deferral.

DEVELOPMENT SERVICES

17. 2017 NEC Article 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 receptacle near condensing unit serving Maintenance Building. (EP141 - Vol. 2, #107)

18. 2017 NEC Article 240.24 Location in or on premises.

(see code for sections A thru C)

(D) Not in Vicinity of Easily Ignitable Material. Overcurrent devices shall not be located in the vicinity of easily ignitable material, such as in clothes closets.

(see code for sections E thru F)

Action required: Electric panels not allowed in clothes closets. Modify design.

19. 2017 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 drawings to demonstrate compliance. (multiple services at apartment buildings)

20. 2017 NEC Article 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (10) shall have ground-fault circuit-interrupter protection for personnel.

(1) Bathrooms

(2) Kitchens

(3) Rooftops

(4) Outdoors

(5) Sinks - where receptacles are installed within 6 feet of the outside edge of the sink.

(6) Indoor wet locations

(7) Locker rooms with associated showering facilities

(8) Garages, service bays, and similar areas other than vehicle exhibition halls and showrooms.

(9) Crawl spaces – at or below grade level.

(10) Unfinished portions or areas of the basement not intended as habitable rooms.

(refer to code for exceptions)

Action required: Modify drawings to show that all receptacles in Maintenance Building garage bays will be GFCI protected.

21. Ceiling radiation damper at membrane penetration

2018 IMC 607.6.2 Membrane penetrations. Ducts and air transfer openings constructed of approved materials, in accordance with Section 603, that penetrate the ceiling membrane of a fire-resistance-rated floor/ceiling or roof/ceiling assembly shall be protected with one of the following:

1. A Shaft enclosure in accordance with Section 713 of the International Building Code.

2. A listed ceiling radiation damper installed at the ceiling line where a duct penetrates the ceiling of a fire-resistance-rated floor/ceiling or roof/ceiling assembly. (see code for exceptions)

3. A listed ceiling radiation damper installed at the ceiling line where a diffuser with no duct attached penetrates the ceiling

DEVELOPMENT SERVICES

of a fire-resistance-rated floor/ceiling or roof/ceiling assembly. (see code for exceptions)

Action required: Provide membrane penetration protection at unit exhaust fans.

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. (Verified At Inspection)

Post occupant load signage in clubhouse assembly areas and outdoor pool area.

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 PE stamped electronic shop drawings for the fire alarm system to mike.weissenbach@cityofls.net

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 5003.5.

(Verified At Inspection)

If chemicals are being stored on site for the pool, provide labeling for the room.

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)

Additional address signage may be required on each building depending on visibility from the roadway.

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 the knox boxes from knoxbox.com. Placement to be made by the FDC. Each building will be required to have one.

6. 2018 IFC 510.1- Identification. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible.

DEVELOPMENT SERVICES

(Verified At Inspection)

Label the sprinkler room and FACP room.

7. 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 PE stamped electronic shop drawings for the fire sprinkler system to mike.weissenbach@cityofls.net

8. 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.

9. 2018 IFC 906.1- Where required. Portable fire extinguishers shall be installed in all of the following locations:

1. In new and existing Group A,B,E,F,H,I,M,R-1,R-2,R-4 and S occupancies.

(Action Required)

Provide a plan showing locations for fire extinguishers.

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 A1 17.1 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 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 from knoxbox.com. Placement to be made next to elevator on the first floor. Each building except for the clubhouse will need one.

12. (Action Required)

1. Provide a plan showing the gates/ hardware leading out of the pool area.

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