
DEVELOPMENT SERVICES

Building Permit - Commercial Project Title: JOHN KNOX VILLAGE MEADOWS PHASE II - INDEPENDENT LIVING APARTMENTS Work Desc: ADDITION COMMERCIAL	Permit No: PRCOM20210263 Date Issued: May 11, 2021
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Project Address: 520 NW HOPE LN, LEES SUMMIT, MO 64081 Legal Description: JOHN KNOX RETIREMENT VILLAGE 13TH PLAT LOTS 1A & 2A---LTO 1A Parcel No: 62120019500000000 County: JACKSON	Permit Holder: HAREN CONTRACTING 8035 NIEMAN RD LENEXA, KS 66214
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Activities Included for this Project: zAddition Multi-Family, License Tax, License Tax Credit, Alarm Permit, Sprinkler Permit, Water, Paved Surface, Storm Sewer, Site Grading, Sewer Service Permit Commercial, Water Service Permit Commercial, zAddition Commercial, License Tax, License Tax Credit,
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THIS PERMIT IS ISSUED IN RELIANCE UPON INFORMATION SUBMITTED BY THE APPLICANT. THE BUILDING OFFICIAL MAY SUSPEND OR REVOKE WHENEVER THE PERMIT IS ISSUED IN ERROR, OR ON THE BASIS OF INCORRECT INFORMATION SUPPLIED, OR IN VIOLATION OF ANY ADOPTED CODE, CITY ORDINANCE OR REGULATIONS. NOTICE: THE DISPOSAL OF DEMOLITION WASTE IS REGULATED BY THE DEPARTMENT OF NATURAL RESOURCES UNDER CHAPTER 260 RSMO. SUCH WASTE, IN TYPES AND QUANTITIES ESTABLISHED BY THE DEPARTMENT, SHALL BE TAKEN TO A DEMOLITION LANDFILL OR A SANITARY LANDFILL FOR DISPOSAL.

CONDITIONS

One or more divisions have conditions that have not been addressed during the review period. The outstanding conditions provided below shall be met as indicated during the construction period.

Fire Plan Review

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

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 (Placement to be made by the FDC)

2/10/2021

(Verified At Inspection)

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.

(Action Required)

Provide PE stamped electronic shop drawings for the fire sprinkler system to 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.

2/10/2021

(Verified At Inspection)

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

2/10/2021

(Verified At Inspection)

Building Plan Review

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.

2/11/21 - acknowledged in letter.

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.

2/11/21 - acknowledged in letter.

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.

2/11/21 - acknowledged in letter.

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.

2/11/21 - acknowledged in letter.

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

Action required: Provide truss package or request deferral.

2/11/21 - acknowledged in letter. To be deferred

16 Vertical construction is not allowed to commence until all solid surfaces for fire department access are approved and hydrants adjacent to the building are active.

Licensed Contractors

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.

2/11/21 - acknowledged in letter.

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.

2/11/21 - acknowledged in letter.

Signature of

Applicant: _____

Date: _____

Print name: _____

Company Name: _____