



June 21, 2021

RE: Aria Apartments - Clubhouse
Lee's Summit, MO.

Joe Frogge
Plans Examiner
Lee's Summit Missouri Development Services
220 SE Green
Lee's Summit, MO. 64063

Dear Recipient:

This letter has been written in response to the plan review completed by LSMDS for the project stated above. Below please find plan review comment(s) with replies in ***bold italics*** to each item. Please let us know if you require additional copies or further clarification.

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.

Response: MEP sub-contractors have not been selected at this time. It is understood that permit cannot be issued until this information is provided.

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.

Response: Duly noted.

2. 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.

Response: Duly noted.

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.

Response: Duly noted.

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.

Response: Duly noted.

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.

Response: 3rd party to perform such inspections has not been selected yet. Special inspections required are listed on Sheets S100, S100CH, S100GB & S100MB.

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.

Response: Duly noted, elevator contractor will obtain this permit.

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.

Response: Duly noted, elevator contractor will obtain this inspection.

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.

Response: Duly noted.

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

Action required: Provide truss packages or request deferral.

Response: Deferred submittal requested.

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.

Response: As part of Addendum 1, occupant loads for the pool and pool deck have been added to the project information on sheet 0.0CH.

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.

Response: As part of Addendum 1, Addresses have been updated to match the address map provided by the City on sheets A1.0-A1.5.

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.

Response: As part of Addendum 1, UL L534 has been removed from the plans. L550 is the correct UL for this assembly and is detailed on sheet A5.7. UL L5112 is detailed on sheet A4.2, Detail 1 and sheet A5.8. UL U305 is detailed on sheet A4.2, Detail 1 and sheet A5.3.

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.

Response: As part of Addendum 1, mop sink has been added to sheet A1.0CH.

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.

Response: As part of Addendum 1, compliant wall finish materials have been provided for public restrooms. See finish schedules on sheets A1.2CH & A1.0MB.

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

Action required: Resubmit corrected sheet.

Response: As part of Addendum 1, sheet has been updated to include seal/signature and preliminary boarder has been removed.

16. At pool - Unable to locate trellis piers.

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

Response: As part of Addendum 1, sheets PD1.1 & PD1.2 have been updated to include details for the trellis piers.

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)

Response: As part of Addendum 1, sheet EP141 (Maintenance Building Power Plan) has been updated to include the required receptacle.

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.

Response: As part of Addendum 1, sheets UP.11B and UP.11B-ACC have been revised to locate the electrical panel outside of the bedroom walk-in closets. Low-voltage/media panels are located within clothes closets for various apartment layouts as these panels do not provide a means of overcurrent protection and simply provides a termination location for telecommunications.

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)

Response: No single apartment building is currently designed to have more than one electric service or service disconnect location. Electric service conductors shown on sheet MEP2 (MEP Site Utilities Plan) are summarized with a typical Power Riser on sheet E502 (Electrical Schedules & Details). In most cases, a single transformer is planned to serve two buildings, but no building is planned to have more than one service per 2017 NEC Article 230. Each apartment building will have one main service-rated circuit breaker as a single disconnect for the entire building at the meter center location.

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.

Response: As part of Addendum 1, sheet EP141 (Maintenance Building Power Plan) has been updated to show GFCI protected receptacles in the garage bays as required.

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 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.

Response: Exhaust fans within apartment units (EF-1) are specified with a UL-listed ceiling radiation damper as noted in the HVAC Equipment Schedule (Apartments) on sheet M601.

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

If you have any questions please give me a call.

Sincerely,

Wallace Architects, LLC



Rebekah Schachtele
Project Coordinator

CC: Brian Maenner
Randy Porter

Enclosures: Addendum 1, dated 6/21/2021