

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

June 21, 2022

BCS ARCHITECTURE  
19920 WEST 161ST STREET  
OLATHE, KS 66062

Permit No: PRCOM20222464  
Project Title: SUMMIT POINT APARTMENTS PHASE 2  
Project Address: 504 NE CHIPMAN RD, LEES SUMMIT, MO 64063  
Parcel Number: 52830028100001099  
Location / Legal: SUMMIT POINT CONDOMINIUM UNITS 1-12,14-21 BLDG-2, UNITS 22-41 BLDG-1, UNITS 42-61  
Description: BLDG-3, UNITS 62-8  
Type of Work: NEW MULTI-FAMILY  
Occupancy Group: RESIDENTIAL, MULTI-FAMILY  
Description: NEW 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 7-130.10 - 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 company name of the licensed general contractor and an email address & phone number for the on-site contact which is where inspection reports will be sent.

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**

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

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Action required: Comment is for informational purposes.

2. This review covers all six apartment structures.

Action required: Comment is for informational purposes.

3. On sheet A001, fire partition notes refer to IBC 708.1 (#4) which is specific to elevator lobbies. Was this supposed to be #3?

Action required: Clarify.

4. 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)

Actions required:

- Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.
- Add Wood construction to list of special inspections per IBC 1705.5

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

Action required: Deferred per plans. Must be approved prior to inspections.

6. Final Development plan and Structural designs show a clubhouse but Architectural designs not found.

Action required: Provide complete clubhouse designs.

7. Water meters must be purchased from our Water Department.

Action required: Remove or modify notes on A101a, A102a, & A103a.

8. ICC A117.1-2009 Section 1003.2 Primary Entrance. The accessible primary entrance shall be on an accessible route from public and common areas. The primary entrance shall not be to a bedroom unless it is the only entrance.

Action required: Type A units must be on an accessible route. i.e. no stairs.

9. 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: Eliminate peep holes in fire rated doors or provide verification that they will not reduce fire rating.

10. 2018 IPC 708.1 Cleanouts Required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11.

2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout

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access.

Action required: Provide cleanout near where waste exits foundation.

11. Light pole base detail is incomplete.

Action required: Modify detail to include all construction details that include connection, depth, diameter, reinforcement, etc.

12. 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: Add and/or relocate receptacles to be within 25' of all condensing units. See E113

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Rejected**

1. All hydrants and the base layer of asphalt shall be in place before bringing combustible materials on site or going vertical with combustible construction.

2. An approved Final Development Plan is required.

3. 2018 IFC 506.1.1-Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action required- Provide a Knox padlock on the emergency access gate.

4. 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- A Knox box shall be located 6' AFF over the FDC on each building.

5. 2018 IFC 907.2.1.1- System initiation in Group A occupancies with an occupant load of 1,000 or more. Activation of the fire alarm in Group A occupancies with an occupant load of 1,000 or more shall initiate a signal using an emergency voice/alarm communications system in accordance with NFPA 72. Exception: Where approved, the prerecorded announcement is allowed to be manually deactivated for a period of time, not to exceed 3 minutes, for the sole purpose of allowing a live voice announcement from an approved, constantly attended location.

6. 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.

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Action required- Provide alarm plans for review and approval.

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 sprinkler plans for review and approval.

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.

9. Class 1 standpipes (hose valves are required).

10. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Verified at inspection.

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