



DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

January 18, 2023

CLOCKWORK
423 DELAWARE STREET #102
KANSAS CITY, MO 64105

Permit No: PRCOMCOM20230057
Project Title: NEW LONGVIEW TOWNHOMES PHASE 1
Project Address: 451 SW LONGVIEW BLVD, LEES SUMMIT, MO 64081
Parcel Number: 62420290300000000

Location / Legal Description:

MINOR PLAT OF FASCINATION AT NEW LONGVIEW LOTS 1 & 2---LOT 2 & TH PT VAC ROW LY SWLY & ADJ

Type of Work: NEW MULTI-FAMILY
Occupancy Group: RESIDENTIAL, MULTI-FAMILY
Description: X UNIT TOWNHOMES

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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 upload the revised documents and /or additional information to the application through the online portal. 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: Provide an email address & phone number for the on-site contact which is where inspection reports will be sent.

RESPONSE:

Ryan Kirby

Phone- 913-293-8261

Email- Ryan@OreillyBuild.com

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.

RESPONSE: Acknowledged. GC will provide company names prior to picking up permit.

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Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

1. 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.

Submit sprinkler plans (13 D) for review and approval.

RESPONSE: Acknowledged. Sprinkler plans are design build, and are currently being designed. Will submit at a later date as soon as we have them.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 2018 IRC 320.1 Scope Accessibility. Where there are four or more dwelling units or sleeping units in a single structure, the provisions of Chapter 11 of the International Building Code for Group R-3 shall apply.

1107.6.3 Group R-3. In Group R-3 occupancies where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit. Bedrooms within congregate living facilities, dormitories, sororities, fraternities, and boarding houses shall be counted as sleeping units for the purpose of determining the number of units.

Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.

Action required: Amend designs and code analysis to demonstrate compliance.

RESPONSE: Per IBC 1107.7.2 – Multistory dwelling units are not required to be Type B units when not provided with an elevator.

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

Action required: Comment is informational. Truss packages deferred per request.

RESPONSE: Acknowledged

3. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Provide construction cost breakdown for each structure. Townhomes attached to garages via covered walkway are considered a single structure.

RESPONSE: Project is currently being bid and exact costs can be provided prior to contractor picking up permit.

4. 2018 IRC 302.2 Townhouses.

Action required: Provide complete UL details for separation walls. Must include nail/screw patterns.

RESPONSE: See revised sheets including UL U378 for demising wall assembly. See added details for wall / floor and wall / roof assemblies. See added detail for screw pattern based on UL assembly.

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5. 2018 IRC 302.2.3 Continuity.

Action required: Amend designs to demonstrate compliance. Must be continuous through floor/ceiling assemblies. Unclear how to attach at roof deck.

RESPONSE: Revised detail 01/A003 to show wall continuity to roof deck. Per R302.2.4, parapets are not required when the rated demising wall terminates to fire rated roof sheathing that extends 4' on either side of demising wall. See clarified details.

6. 2018 IRC 302.2.3 Parapets for townhouses.

Action required: Amend drawings to demonstrate compliance. How is parapet exception being met?

RESPONSE: Added notes to 01/A003, 02/A112, 02/A212, 01/A314, 01/A414 to demonstrate compliance with the exception listed in R302.2.4.

7. 2018 IRC 302.5 Dwelling-garage opening and penetration protection.

thru

2018 IRC 302.7 Under-stair protection.

Action required: Amend drawings to demonstrate compliance. Must address:

- Mechanical rooms/door (where and how is separation accomplished? Back wall? Front wall with rated doors?)
- Door rating
- Door closers
- Garage ceilings (whether or not living space above)

RESPONSE: Added notes to 01/A001 & 04/A001 to clarify location of dwelling-garage separation. Added required door ratings and hardware to 01/A111 & 01/A211. Added notes to detail 04/A003 to comply with R302.6.

8. 2018 IRC 311.2 Egress door.

Actions required:

- Provide information as to how the doubled 3/6 doors comply. Floor and/or top jamb slide locks, or similar, will make these non-compliant.
- Edit door label on sheet A111. (2/8 not allowed)

RESPONSE: Revised egress doors on 01/A312 & 01/A412 to meet required clear width. Corrected door tag on 01/A111.

9. 2018 IRC 307.1 Space required.

Figure 307.1

Action required: Modifications required. All toilets require minimum 21" front clearance.

RESPONSE: Design meets requirement with specified toilet. Revised graphics on 01/A112 & 01/A212 to show minimum distance.

10. 2018 IRC 310.1 Emergency escape and rescue opening required.

Action required: Modify designs. All basements required to have egress direct to exterior. Some are missing, some have egress wells that lead to nowhere.

RESPONSE: Revised notes on 01/A002 & 04/A002 to show compliant direction of exit. Note, egress wells are purposefully located within recesses of the building façade to provide more lawn space in front, and to provide better security for the basement.

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11. 2018 IRC 302.12 Draftstopping.

Action required: Specify draftstopping in floors and attics.

RESPONSE: Revised detail 04/A003 to include draftstopping where required.

12. 2018 IRC 302.2.2 Common walls.

Action required: Revise plumbing drawings to comply. Piping not allowed in common walls.

RESPONSE: General note 1 was added to all plumbing floor plan sheets to comply with code section.

13. 2018 IRC 1307.3 Elevation of ignition source.

Action required: Amend drawings to demonstrate compliance at water heaters.

RESPONSE: General note 2 was added on sheets P101 and P201 to comply with code section. Detail 2 on sheet P500 was also updated to comply code section..

14. 2018 IRC 3703.4 Bathroom circuits.

Action required: Bathroom circuits are required to be dedicated. This includes lighting and power.

RESPONSE: Revised power layout to show bathroom power on it's own circuit. Lighting of bathroom is not required to be on the same circuit per both code sections (2018 IRC 3703.4 and NEC 210.11(C)(3)).

15. 2018 IRC 315 Carbon Monoxide Alarms.

2018 IRC 315.2 Where required.

2018 IRC 315.3 Location.

Action required: Provide carbon monoxide detection at all required locations.

RESPONSE: Added carbon monoxide detectors to comply with code section.

16. 2018 IRC 3608.1 Grounding electrode system.

Action required: Revise grounding detail to show connection to concrete-encased electrode per 3608.1.2.

RESPONSE: Revised grounding detail to show concrete encased electrode.

17. 2018 IRC 3601.3 One building or other structure not to be supplied through another.

Action required: SE cables are not to be routed through dwelling units. (each townhouse is considered a separate building at fire separation wall) To be field verified.

RESPONSE: Revised one-line keynote #2 to ensure feeders do no route through other dwelling units. NOTE, contractor to route utilities underground to each unit separately.

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