



LEE'S SUMMIT
MISSOURI



FIRE DEPARTMENT

**Prevention Division
(816)969-1300**

PLAN REVIEW CONDITIONS

February 01, 2023

NLV TOWNHOMES LLC
3152 SW GRANDSTAND CIR, LEES SUMMIT MO 64081
LEES SUMMIT, MO 64081

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

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 contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Fire Plan Review

Reviewed By: Ben Hicks

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.

Action Required: Submit sprinkler plans (13 D) for review and approval. Acknowledged deferred submittal on letter

2. 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.

Action Required: Call 816-969-1300 to schedule hydrostatic pressure test.

Building Plan Review

Reviewed By: Joe Frogge

Pending

1. 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.

2. 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.

3. 2018 IRC 302.2 Townhouses.

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

4. 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.

5. 2018 IRC 302.2.3 Parapets for townhouses.

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

6. 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 ratings
- Door closers
- Garage ceilings (whether or not living space above)

7. 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)

8. 2018 IRC 307.1 Space required.

Figure 307.1

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

9. 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.

10. 2018 IRC 302.12 Draftstopping.

Action required: Specify draftstopping in floors and attics.

11. 2018 IRC 302.2.2 Common walls.

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

12. 2018 IRC 1307.3 Elevation of ignition source.

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

13. 2018 IRC 3703.4 Bathroom circuits.

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

14. 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.

15. 2018 IRC 3608.1 Grounding electrode system.

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

16. 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.

The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.

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