
DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

March 08, 2023

Monarch Build, LLC
8100 Newton Street Ste 300
Overland Park, KS 66204

Permit No: PRCOM20230845
Project Title: NEW LONGVIEW - BUILDING 31 LANDLORD HVAC
Project Address: 420 SW LONGVIEW BLVD, Unit:100, LEES SUMMIT, MO 64081
Parcel Number: 272031
Location / Legal: TOWER PARK LOTS 7A-1 THRU 7A-3 AND 7B-1 --- LOT 7A-1
Description:
Type of Work: ALTERATION COMMERCIAL
Occupancy Group:
Description: to install base HVAC for future tenants

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

Fire Plan Review

Reviewed By: Jim Eden

Not Required

Building Plan Review

Reviewed By: Joe Frogge

Rejected

2. Unified Development Ordinance Article 8, Section 8.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section.

3/8/23 - not addressed

3. 2018 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. Permanent ladders

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installed to provide the required access shall comply with the following minimum design criteria: 1. The side railing shall extend above the parapet or roof edge not less than 30"
(see code section for additional construction requirements)

Action required: Provide permanent access each roof section that has hvac equipment.

3/8/23 - not addressed

5. Provide roof curb details.

3/8/23 - not addressed

6. 2018 IBC 1015.6 Mechanical equipment, systems and devices. Guards shall be provided where various components that require service are located within 10 feet of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches above the floor, roof or grade below. The guard shall extend not less than 30 inches beyond each end of such components. The guard shall be constructed so as to prevent the passage of a sphere 21 inches in diameter.

Action required: Provide guards at parapets or provide verification that existing parapets are adequate.

3/8/23 - not addressed

7. Provide FCU support details.

3/8/23 - not addressed

8. 2018 IMC 307.2 Evaporators and cooling coils. Condensate drain systems shall be provided for equipment and appliances containing evaporators or cooling coils. Condensate drain systems shall be designed, constructed and installed in accordance with Sections 307.2.1 through 307.2.4. 2018 IMC 307.2.1 Condensate disposal. Condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than one-eighth unit vertical in 12 units horizontal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance.

Action required: Condensate piping noted to be routed to floor drains that do not exist. Clarify.

3/8/23 - not addressed

9. Some of these walls and/or horizontal assemblies are fire rated and will require firestopping at penetrations.

Action required: Comment is informational. To be field verified.

Licensed Contractors

Reviewed By: Joe Frogge

Approved

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