



**LEE'S SUMMIT**  
MISSOURI



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## FIRE DEPARTMENT

Prevention Division  
(816) 969-1300

### PLAN REVIEW CONDITIONS

April 21, 2023

NEIGHBORS CONSTRUCTION COMPANY INC  
1708 E 123RD ST  
OLATHE, KS 66061

Permit No: PRCOM20231105  
Project Title: TRILOGY (SUMMIT SQUARE 3)  
Project Address: 800 NW WARD RD, LEES SUMMIT, MO 64086  
Parcel Number: 283738  
Location: SUMMIT FAIR LOTS 10A-10C --- LOT 10B  
Type of Work: NEW MULTI-FAMILY  
Occupancy Group: RESIDENTIAL, MULTI-FAMILY  
Description: A new, 2 building, 323 unit multi-family development with integral clubhouse and tuck under parking garages

***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: Jim Eden**

**Rejected**

4. Provide exit and emergency lighting in the coworking/lobby area.

04/21/2023- (E1.06) Exit and emergency lighting not shown from lobby and second floor.

#### **Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. This review is for all buildings on site.

Action required: Comment is informational.

4/20/23 - acknowledged in letter

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

Action required: Provide cost estimate breakdown for all structures including, but not limited to, each apartment building, each garage/carport, pool, gazebo, etc.

4/20/23 - acknowledged in letter and an excel spreadsheet provided but information requested not found. Please provide a list of each structure, including garages/car ports, along with their individual construction cost estimate.

3. 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 informational.

4/20/23 - acknowledged in letter

4. 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 informational.

4/20/23 - acknowledged in letter

5. 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 informational.

4/20/23 - acknowledged in letter

6. For the Health Department review of public pools contact Casey Elledge with the Jackson County Public Works Department, Environmental Services Division, at (816) 223-9769. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is informational.

4/20/23 - acknowledged in letter

7. For the Health Department inspection of public pools contact Casey Elledge with the Jackson County Public Works Department, Environmental Health Division at (816) 223-9769. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational.

4/20/23 - acknowledged in letter

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

Action required: Comment is informational. Submittal deferred per request.

4/20/23 - acknowledged in letter

12. 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: We are still in the process of assigning addresses to structures. We will let you know when we are complete.

4/20/23 - Numbers cited are correct but we will be adding more for garages, etc.

15. ICC A117.1 Section 604.3.1 Clearance Width. Clearance around a water closet shall be 60 inches minimum in width, measured perpendicular from the sidewall.

Action required: Provide minimum 60" behind water closets at restrooms near Fitness room in Building #1 Section B.

4/20/23 - New design has 1 compliant WC out of 2.

16. 2018 IPC 403.2 Separate Facilities. (As amended by Lee's Summit Code of Ordinances Section 7-405) Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for dwelling units and sleeping units.
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer.
4. Separate facilities shall not be required in business occupancies in which the maximum occupant load is 25 or fewer.

Action required: Provide gender specific restrooms in common areas. (or apply for Code Modification Request to use 2021 code cycle which allows coed in more situations)

4/20/23 - unable to verify. sheets missing. CMR submitted and pending.

19. \*\*4/20/23 - comment added after new documents received that were not part of original submittal.\*\* 2018 706.6 Vertical continuity. Fire walls shall extend from the foundation to a termination point not less than 30 inches above both adjacent roofs.

Exceptions: (see code for complete list)

4. In buildings of Types III, IV and V construction, walls shall be permitted to terminate at the underside of combustible roof sheathing or decks provide that all of the following are met: (see code for complete list)
- 4.1. Roof openings are not less than 4 feet from the fire wall.

Action required: Relocate penetrations to comply.

20. \*\*4/20/23 - comment added after new documents received that were not part of original submittal.\*\* 2018 IPC 604.9 Water hammer. The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. A water-hammer arrestor shall be installed where quick-closing valves are utilized. Water-hammer arrestors shall be installed in accordance with the manufacturer's instructions. Water-hammer arrestors shall conform to ASSE 1010.

Action required: Remove reference to air chambers as they are not allowed.

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***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.***