

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

May 10, 2023

NSPJ ARCHITECTS
3515 W 75TH ST, SUITE 201
PRAIRIE VILLAGE, KS 66208

Permit No: PRCOM20231105
Project Title: TRILOGY (SUMMIT SQUARE 3)
Project Address: 800 NW WARD RD, LEES SUMMIT, MO 64086
Parcel Number: 283738
Location / Legal: SUMMIT FAIR LOTS 10A-10C --- LOT 10B
Description:
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

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

Rejected

6. 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.
5/10/23 - Not found.

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

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.

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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

9. 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.

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Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. 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.

4/20/23 - acknowledged in letter

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