

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

May 10, 2023

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

Permit No: PRCOM20231204  
Project Title: RESIDENCES AT BLACKWELL - CLUBHOUSE  
Project Address: 2840 SE BLUE PKWY, LEES SUMMIT, MO 64063  
Parcel Number: 60520010101000000  
Location / Legal Description: SEC-11 TWP-47 RNG-31---E 1/2 OF NW 1/4 LYG NLY & NELY OF OUT ER BELT RD  
Type of Work: NEW COMMERCIAL  
Occupancy Group: ASSEMBLY FOR INDOOR SPORTING INCL ARENAS, RINKS, COURTS, SWIMMING POOLS  
Description: CLUBHOUSE SERVING APARMENT COMPLEX  
\*\*Jackson County Health Dept approval of pool deferred

***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**

1. 2018 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. .A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

Action required- Provide alarm shop drawings as a deferred submittal to the City portal at [devservices.cityofls.net](http://devservices.cityofls.net).

2. 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- Provide sprinkler system shop drawings as a deferred submittal to the City portal at [devservices.cityofls.net](http://devservices.cityofls.net). Order at [Knoxbox.com](http://Knoxbox.com).

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3. 2018 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

**Action required- Provide fire extinguishers in the non-residential, business areas i.e. garage corridor and office use areas.**

11. 507.1 Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

**Development Engineering is working on the water model to confirm there is adequate fire flow per Table B105.1.(2).**

**Hydrants and base layer of parking lot asphalt shall be in place prior to bringing combustible materials on site and any construction above the foundation.**

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. This review covers all new structures on site.

Action required: Comment is informational.  
5/10/23 - acknowledged in letter

2. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Action required: Comment is informational.  
5/10/23 - acknowledged in letter

3. 2018 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.  
5/10/23 - acknowledged in letter

4. 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.  
5/10/23 - acknowledged in letter

5. 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.

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Action required: Comment is informational.

5/10/23 - acknowledged in letter

6. 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.

5/10/23 - acknowledged in letter

7. 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.

5/10/23 - deferred per request

8. 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.

5/10/23 - 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: Comment is informational. Address scenario has yet to be decided. We will inform your team after we make these decisions.

5/10/23 - acknowledged in letter

12. Provide complete foundation/pier designs for amenities including, but not limited to, Trelisses, Monument Signs, Cabanas, etc.

5/10/23 - deferred per request. relevant inspections cannot be performed prior to approval.

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

Action required: Deferred per request. Inspections not allowed until truss packages have been submitted and approved.

5/10/23 - acknowledged in letter

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Rejected**

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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: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and an email address & phone number for the on-site contact which is where inspection reports will be sent.

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5/10/23 - acknowledged in letter

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.

5/10/23 - 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.***