

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

November 16, 2023

ROSEMAN & ASSOCIATES
1526 GRAND BLVD
KANSAS CITY, MO 64108

Permit No: PRCOM20235734
Project Title: TOWNEPLACE SUITES - THE VILLAGE AT DISCOVERY PARK
Project Address: 1901 NE DISCOVERY AVE
Parcel Number: 52400011602000000
Location / Legal: SEC-30 TWP-48 RNG-31--- PT OF THE NW 1/4 OF SE 1/4 LY N I-470. (EX PT IN ROW)
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: RESIDENTIAL, HOTELS
Description: NEW 4 STORY 126 UNIT HOTEL
Hotel - VA
Parking - IIA

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

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

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: Provide an email address & phone number for the on-site contact which is where inspection reports will be sent.

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.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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1. 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.

2. A one-time impact fee in the form of a license tax must be collected before occupancy can be granted. Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will be provided during that stage of your approval process.

Action required: Comment is informational. The fee will be \$61,330.50

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.

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. 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.

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.

7. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 797-7162. 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.

8. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 797-7162. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational.

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9. Sheets G-200 thru G210 are not legible.

Action required: Reprint.

10. 2018 IBC 1010.1.10 Panic and fire exit hardware. Swinging doors serving a Group H occupancy and swinging doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware.

Exceptions:

1. A main exit of a Group A occupancy shall be permitted to have locking devices in accordance with Section 1010.1.9.4, Item 2.
2. Doors provided with panic hardware or fire exit hardware and serving a Group A or E occupancy shall be permitted to be electrically locked in accordance with Section 1010.1.9.9 or 1010.1.9.10.

Action required: Provide panic devices on doors out of pool area. (Doors 1012D & 1012E)

11. 2018 IPC 1101.3 Prohibited drainage. (as amended by LSCO 7-413) Sanitary sewer systems shall be designed, built and maintained in such a manner to prevent all storm or ground water from draining, discharging or entering into the sanitary sewer system. Connection of sump pumps, foundation drains, yard drains, gutter downspouts and any other storm water drainage receptacle(s) or system(s) are specifically prohibited from being connected to the sanitary sewer system.

Action required: Route parking garage drains and elevator sump to storm, not sanitary.

12. 2017 NEC Article 210.52 (A) General Provisions. In every kitchen, family room, dining room, living room, parlor, library, den, sunroom, bedroom, recreation room, or similar room or area of dwelling units, receptacle outlets shall be installed in accordance with the general provisions specified in 210.52(A)(1) through (A)(4).

(1) Spacing. Receptacles shall be installed such that no point measured horizontally along the floor line of any wall space is more than 6 feet from a receptacle outlet.

(2) Wall Space. As used by this section, a wall space shall include the following:

1. Any space 2 feet or more in width (including space measured around corners) and unbroken along the floor line by doorways and similar openings, fireplaces, and fixed cabinets that do not have countertops or similar work surfaces.
2. The space occupied by fixed panels in walls, excluding sliding panels.
3. The space afforded by fixed room dividers, such as freestanding bar-type counters or railings.

(3) Floor Receptacles. Receptacle outlets in or on floors shall not be counted as part of the required number of receptacle outlets unless located within 18 inches of the wall.

(4) Countertop and Similar Work Surface Receptacle Outlets. Receptacles installed for countertop and similar work surfaces as specified in 210.52(C) shall not be considered as the receptacle outlets required by 210.52(A).

(D) Bathrooms. At least one receptacle outlet shall be installed in bathrooms within 3 ft of the outside edge of each basin. (see code for location regulations)

Action required: Additional receptacles required in units where a wall space is 24" or greater. RE: wall space to the right of closet.

13. 2018 IMC 801.2 General. Every fuel-burning appliance shall discharge the products of combustion to a vent, factory-built chimney or masonry chimney, except for appliances vented in accordance with Section 804. The chimney or vent shall be designed for the type of appliance being ventilated. (see code for exception)

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Action required: Provide complete design for gas water heater combustion air and venting.

14. 2018 IPC 604.8 Water Pressure reducing valve or regulator. Where water pressure within a building exceeds 80 psi static, an approved water-pressure reducing valve conforming to ASSE 1003 or CSA B356 with strainer shall be installed to reduce the pressure in the building water distribution piping to not greater than 80 psi static.

Action required: Provide pressure reducing valve at service entry. (required by Water Dept. regardless of measurement)

15. Police department has reviewed this project from a security perspective and offer the following recommendations.

1. Not enough information in the plans for me to figure out how the entrances and exits will work for the parking lots. Concerns over traffic congestion in the area are beyond the scope of CPTED so I will defer on those issues to your staff.
2. Being a hotel, we would recommend good external lighting for entrances and the parking lot that make cameras more effective.
3. For cameras, we would like to see internal cameras that cover the hallways and common areas of the hotel as well as complete coverage of the parking lot. The camera system would have a minimum of 30 days of video storage on the system.

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- Submit alarm shop drawings (deferred) for review and approval. Provide complete detection and alarm notification in the rooms.

2. 2018 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building, each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

Action required- Provide the correct address. Post on the front and Colbern side of the building. Verified at inspection.

3. 2018 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

Action required- Provide Knox boxes 6' AFF over the FDC. Knox key switches shall be provided on both gates to the parking garage.

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4. 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 shop drawings (deferred) for review and approval. Class 1 standpipe/ hose connections shall be provided in both stair towers.

5. Complete all site items listed on the Final Development Plan review.

6. [BE] 1013.2 Floor-level exit signs in Group R-1. Where exit signs are required in Group R-1 occupancies by Section 1013.1, additional low-level exit signs shall be provided in all areas serving guestrooms in Group R-1 occupancies and shall comply with Section 1013.5. The bottom of the sign shall be not less than 10 inches (254 mm) nor more than 18 inches (455 mm) above the floor level. The sign shall be flush mounted to the door or wall. Where mounted on the wall, the edge of the sign shall be within 4 inches (102 mm) of the door frame on the latch side.

Action required- Provide floor level exit signage.

7. 2018 IFC 506.1.2 Key boxes for non-standardized fire service elevator keys. Key boxes provided for non-standardized fire service elevator keys shall comply with Section 506.1 and 506.2 or as approved by the fire code official.

Action required- Provide a KNox elevator key box in the first floor elevator lobby.

8. 915.1 General. Carbon monoxide detection shall be installed in new buildings in accordance with Sections 915.1.1 through 915.6. Carbon monoxide detection shall be installed in existing buildings in accordance with Section 1103.9.

915.1.1 Where required. Carbon monoxide detection shall be provided in Group I-1, I-2, I-4 and R occupancies and in classrooms in Group E occupancies in the locations specified in Section 915.2 where any of the conditions in Sections 915.1.2 through 915.1.6 exist.

Action required- Provide carbon monoxide detection where required.

9. Provide exit signage at the east end of the Area B corridor to direct egress to the stairwell.

10. If roll down steel doors/gates are used in the parking garage, egress doors with signage shall be provided.

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