

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

December 07, 2023

ROSEMANN & ASSOCIATES
1526 GRAND BLVD
KANSAS CITY, MO 64108

Permit No: PRCOM20235681
Project Title: WILSHIRE HILLS |||
Project Address: 3200 NE MANHATTAN DR, LEES SUMMIT, MO 64064
Parcel Number: 43830990301200000
Location / Legal Description: SEC-17 TWP-48 RNG-31---PT OF SW 1/4 DAF: BEG AT TH SE COR OF LOT 4 WILSHIRE HILLS 2ND
PLAT LOTS 3 & 20 SEC W 40.65' TH S 87 DEG 44 MIN 34 SEC E 60' TH N 02 DEG 15 MIN 26 SEC
E 18.05' TH N 47 DEG 02 MI CURV TO TH RI RAD 13' ARC DIST 18.15' TH S 08 DEG 11 MIN 21
SEC E 91.07' TH SELY ALG CURV TO TH RI R ARC DIST 446.87' TH SWLY AND SLY ALG CURV TO
TH LF RAD 430' ARC DIST 330.21' TH S 01 DEG 43 MIN 03 S
Type of Work: NEW MULTI-FAMILY
Occupancy Group: RESIDENTIAL, MULTI-FAMILY
Description: NEW AGE RESTRICTED APARTMENT BUILDING

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: 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.

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.

DEVELOPMENT SERVICES**Building Plan Review****Reviewed By: Joe Frogge****Rejected**

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 \$13,600.00

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. 2018 IBC 703.2 Fire-resistance ratings. The fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E 119 or UL 263 or in accordance with Section 703.3. The fire-resistance rating of penetrations and fire-resistant joint systems shall be determined in accordance Sections 714 and 715, respectively.

Actions required:

- Provide UL assembly details for U356 (wall designation P30)
- Specify fire ratings for doors 1004, 1006, 1007, 2002, 3001, 3002, 3003

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8. 2018 IBC 1705.1 General. Special inspections and tests of elements and non-structural components of buildings and structures shall meet the applicable requirements of this section.

Action required: Amend Special Inspection Criteria on sheet S-001 to cover truss inspections per 2018 IBC 1705.5.2.

9. 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" clear behind Restrooms RR 1007, RR 2002, and RR 3003.

10. 2018 IBC 602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. the building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection for openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

Action required: Amend designs to show how structural elements of front canopy are protected per Table 601.

11. 2018 IBC 1107.6.1.1 Accessible units. Accessible dwelling units and sleeping units shall be provided in accordance with Table 1107.6.1.1. On a multiple-building site, where structures contain more than 50 dwelling units or sleeping units, the number of Accessible units shall be determined per structure. On a multiple-building site, where structures contain 50 or fewer dwelling units or sleeping units, all dwelling units and sleeping units on a site shall be considered to determine the total number of accessible units. Accessible units shall be dispersed among the various classes of units.

Action required: Provide complete bedroom unit plans for accessible units. (ICC/ANSI Type A)

12. 2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4.

2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches.

2018 1209.2.2 Walls and partitions. Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Action required: Amend designs to demonstrate compliance at public restrooms and at mop sink.

13. 2018 IMC 504.8.5 Length Identification. Where the exhaust duct equivalent length exceeds 35 feet, the equivalent length of the exhaust duct shall be identified on a permanent label or tag. The label or tag shall be located within 6 feet of the exhaust duct connection.

Action required: Provide signs to comply.

14. 2018 IPC 916.3 Vent installation below the fixture flood level rim. The vent located below the flood level rim of the fixture being vented shall be installed as required for drainage piping in accordance with Chapter 7, except for sizing. The vent shall be sized in accordance with Section 906.2. The lowest point of the island fixture vent shall connect full size to the

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drainage system. The connection shall be to a vertical drain pipe or to the top half of a horizontal drain pipe. Cleanouts shall be provided in the island fixture vent to permit rodding of all vent piping located below the flood level rim of the fixtures. Rodding in both directions shall be permitted through a cleanout.

Action required: Modify island fixture vent venting to show required cleanout(s).

15. 2017 NEC Article 230.2 (E) Identification. Where a building or structure is supplied by more than one service, or any combination of branch circuits, feeders, and services, a permanent plaque or directory shall be installed at each service disconnect location denoting all other services, feeders, and branch circuits supplying that building or structure and the area served by each. See 225.37.

Action required: Add "...of 3" to services #1 and #2.

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

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.

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).

3. 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.

4. The range hood suppression system in the community room shall be connected to the building fire alarm. Confirmed at inspection and life safety testing.

5. Confirm meeting room 3001 will have tables and chairs (OL43) to meet the egress configuration for the room.

6. Hydrants and the base asphalt layer of the parking lot shall be in place before going vertical with combustible construction or storage of combustible building materials on site.

7. 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 a Knox box 6' AFF over the FDC.

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8. 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 on the first floor at the elevator.

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