



**LEE'S SUMMIT**  
MISSOURI



---

## FIRE DEPARTMENT

Prevention Division  
(816)969-1300

### PLAN REVIEW CONDITIONS

January 03, 2024

ORR STREET LOFTS LLC  
4240 PHILIPS FARM ROAD #109  
COLUMBIA, MO 65201

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

***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**

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 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. Do not provide Knox boxes at the gates.

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.

Action required- Submit sprinkler shop drawings (deferred) for review and approval. Class 1 standpipe/ hose connections shall be provided in both stair towers.

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

5. [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- The face of the low-level exit signage shall be placed facing the direction of travel. Adjust signage location as needed. Verified at inspection.

6. The location of door 1022A on drawing A-411 and others does not match EL111.

Confirm door location.

#### **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.

12/28/23 - Acknowledged in letter.

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

12/28/23 - Acknowledged in letter.

4. 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.

12/28/23 - Acknowledged in letter.

5. 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.

12/28/23 - Acknowledged in letter.

6. 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.

12/28/23 - Acknowledged in letter.

7. 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.

12/28/23 - Acknowledged in letter.

8. 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.

12/28/23 - Acknowledged in letter.

10. 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.

12/28/23 - Acknowledged in letter.

11. 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.

12/28/23 - Acknowledged in letter.

***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.***