

January 19, 2024

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ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

Project Name: Towneplace Suites – The Village at Discovery Park
Project Address: 1901 NE Discovery Ave, Lee's Summit, MO 64086
Plan Number: PRCOM20235734

This letter is in response to the Plan Review Conditions Report dated January 03, 2024. The plans have been revised to address the referenced comments. Our responses are below, **IN BOLD**, and follow the order as shown in the review comments.

Fire Plan Review

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.

Noted – Fire Alarm System shop drawings will be provided as a deferred submittal.

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. Do not provide Knox boxes at the gates.

See revised sheet G-100 for knox box locations, including the FDC location and note indicating key switches to be provided at garage gates, dated "01/19/24 – Addendum #2".

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.

Noted – Sprinkler shop drawings will be provided as a deferred submittal.

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

Noted, reference FDP response for corrected items.

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

See revised sheet E501 dated 1/19/2024-Revision 2, Electrical Specification note #3.2 directing all low-level exit signage to be placed facing the direction of travel and to be approved upon building inspection.

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

See revised sheet EL111 dated 1/19/24-Revision 2 with corrected door location matching the location shown on sheet A-411.

Building Plan Review

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.

Noted.

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.



Noted.

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.

Noted, per previous response.

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.

Noted. Letter will be provided prior to construction when special inspector is selected.

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.

Noted.

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.

Noted.



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.

See attached approval letter from Jackson County Environmental Health Division, dated, January 4, 2024.

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.

Noted.

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.

Noted.

Licensed Contractors

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.

12/28/23 - Acknowledged in letter.

Noted – An email address and phone number will be provided after bidding.

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.



12/28/23 - Acknowledged in letter.

Noted – MEP Contractors will be selected and provided after bidding.

Should you have any questions, please do not hesitate to call.

Sincerely yours,

ROSEMANN & ASSOCIATES, P.C.

816.472.1448.

A.J. Dolph