

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

March 29, 2024

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

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

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.

This comment refers to fire hydrants, not wall hydrants.

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.
3/25/24 - acknowledged in letter

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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

3/25/24 - 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.

3/25/24 - 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.

Action required: Comment is informational.

3/25/24 - 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.

3/25/24 - acknowledged in letter

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:

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- Specify fire ratings for doors 1004, 1006, 1007, 2002, 3001, 3002, 3003

3/25/24 - Ratings not found for doors 1007, 2002, 3001, 3002, 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.

3/25/24 - Either amend as requested or rate walls per IBC Table 602.

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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.

3/25/24 - Provide description/spec for R.V.S. We are not familiar with this material. (Google searches show me nothing but recreation vehicle walls)

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.

3/25/24 - 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.

3/25/24 - 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.