

Permit Application Status  
PRCOM20231105

In order to schedule inspections, you need to be signed in.

Summary

Application Number: PRCOM20231105

Application Type: Building Permit - Commercial

Application Status: Issued

Property Owner's Full Name:

Category of Work: NEW MULTI-FAMILY

Description of Work: NEW APARTMENT BUILDING WITH INTEGRAL CLUBHOUSE AND PARKING BENEATH PERMIT INCLUDES TRASH ENCLOSURE

Application Date: 03/16/2023

Issued Date: 11/01/2023

Expiration Date: 11/06/2023

Summit Square

Locations

Locations: Property  
283738

Address  
800 NW WARD RD, LEES SUMMIT, MO 64086

Contacts

Applicant: NEIGHBORS CONSTRUCTION COMPANY INC, Address:1708 E 123RD ST, Phone:(913) 422-5555

Email Contact: JON STRATTON, Phone:(816) 266-5228

Contractor-Mechanical: BLUE RIVER PLUMBING INC, Address:9125 BARTON ST, Phone:(913) 701-6410

Contractor-Electrical: MTD Electric, LLC, Address:22004 S Waverly Rd

Contractor-Plumbing: BLUE RIVER PLUMBING INC, Address:9125 BARTON ST, Phone:(913) 701-6410

Special Inspections: CFS ENGINEERS, Address:1421 EAST 104TH STREET STE 100, Phone:(816) 333-4477

Architect: NSPJ ARCHITECTS, Address:3515 W 75TH ST, SUITE 201, Phone:(913) 831-1415

Reviews

Review Type	Outcome	Est. Completion Date	Completed
Alarm Plan Review	Rejected	03/18/2024	03/24/2024
Reviewer:	Jim Eden		
Corrections:	<div><div>Correction 1: Construction documents for fire alarm systems</div><div>Status: Corrective Action Required</div><div>Date Status Changed: 03/24/2024</div></div> <div><div>Comments: 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. Stamped non-shop drawings</div></div>		

Rich

1. Room names added
2. All intended devices shown
3. Control panel and NAC panels shown
4. Annunciator panels now shown at entries
- 5, 6, 7, 8. Power, conductors, battery calcs and voltage drop calcs shown on FA 2.01, 2.02, 2.03
9. Equipment included with this response.
10. In general, ceiling heights are flat, 9 ft. Some soffits occur in Club area, but none that affect fire alarm. See Architectural plans.
11. Typical sequence for door holders and fire protection devices shown and will be programmed.
- MTD Electric which has contracted with T&C Fire and Security Systems for the installation of the fire alarm system. T&C hired Latimer Sommers & Associates to create the fire alarm drawings for submission.

<div>Acknowledged</div> <div>120V CO detection provided in units per Code and at pool heater and fireplaces internal to the building. See electrical unit plans for CO/smoke alarm locations. Electrical drawings attached.</div> <div>120V CO detection provided in units per Code and at pool heater and fireplaces internal to the building. See electrical unit plans for CO/smoke alarm locations. Electrical drawings attached.</div> <div>Note corrected.</div> <div>Device added FA 1.05.</div>	received 3/4/2024. Will the contractor be providing drawings? Who is the alarm contractor and do they have a business license?				
	T&C	<u>Correction 2:</u>	Installation acceptance testing		
		<u>Status:</u>	Corrective Action Required		
		<u>Date Status Changed:</u>	03/24/2024		
		<u>Comments:</u>	2018 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.		
Rich	<u>Correction 3:</u>	Miscellaneous Correction			
	<u>Status:</u>	Corrective Action Required			
	<u>Date Status Changed:</u>	03/24/2024			
	<u>Comments:</u>	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. Carbon monoxide detection is not shown.			
?	<u>Correction 4:</u>	Miscellaneous Correction			
	<u>Status:</u>	Corrective Action Required			
	<u>Date Status Changed:</u>	03/24/2024			
	<u>Comments:</u>	907.2.10.2 Groups R-2, R-3, R-4 and I-1. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations: 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2. In each room used for sleeping purposes. 3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.			
Rich	<u>Correction 5:</u>	Miscellaneous Correction			
	<u>Status:</u>	Corrective Action Required			
	<u>Date Status Changed:</u>	03/24/2024			
	<u>Comments:</u>	Elevators shall comply with the Missouri Elevator Safety Act, not Kansas.			
Rich	<u>Correction 6:</u>	Miscellaneous Correction			
	<u>Status:</u>	Corrective Action Required			
	<u>Date Status Changed:</u>	03/24/2024			
	<u>Comments:</u>	Exterior horn/strobe not shown on Building 2 along with riser control valve switches.			
Reviewer Comments:					
Sprinkler Plan Review		Released for Construction	01/12/2024	01/17/2024	