

May 17, 2024

Joe Frogge
City of Lee's Summit Plans Examiner
220 SE Green Street
Lee's Summit, MO 64063
(816)-696-1241
Joe.Frogge@cityofls.net



ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

Project Name: The Village at Discovery Park - Home2 Suites by Hilton
Project Address: 251 NE Alura Way, Lee's Summit, MO 64086
Plan Number: PRCOM20241886

This letter is in response to the Plan Review Conditions Report dated May 06, 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.

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 the name, email address & phone number for the on-site contact which is where inspection reports will be sent.

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.

Noted – MEP Contractors will be selected after bidding.

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.

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. Fee will be \$52,082.25.

Noted.

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.

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

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.

Noted.

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.

Noted.

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.

Noted.

7. Copies of the engineered truss package were not provided at the time of permit application. Action required: Comment is informational. Roof and floor truss packages deferred. Must be approved prior to inspections.



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

8. Inadequate information to complete review.

Provide the following:

- Complete pool designs.
- Complete designs for hvac screening.

Complete design for pool and HVAC screening will be provided as a deferred submittal.

9. For the Health Department review of public pools contact Casey Elledge with the Jackson County Public Works Department, Environmental Services Division, at (816) 223-9769. 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.

Noted.

10. For the Health Department inspection of public pools contact Casey Elledge with the Jackson County Public Works Department, Environmental Health Division at (816) 223-9769. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational.

Noted.

12. 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.

Noted.

13. FAA approval required due to proximity to airport.

Action required: Provide verification of FAA 7460 approval.

Noted, application has been submitted. Copy of approval will be provided upon receipt.

14. Unified Development Ordinance Article 8, Section 8.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.



Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (re: equipment above swimming pool room)

Per discussions with Hector Soto on Friday May 10, parapets do not necessarily have to match the height of the rooftop mechanical equipment if it can be demonstrated through the use of sight line studies that the roof mounted mechanical equipment is not visible from the public right-of-way, most importantly the equipment is to be screened from view when along Colbern and Douglas.

Please reference FDP Plan Number: PL2024097 sheet A-204, all roof mounted mechanical equipment on the 4-story roof is screened from view without the need of parapet revision.

The mechanical equipment on the west side of the building on the 1-story roof is naturally screened from Colbern and Douglas given the building geometry, however, curb mounted mechanical screening is being proposed to screen that equipment from Alura Way and the adjacent hotel unit windows.

15. Lee's Summit Code of Ordinances Sec. 7-1010. - Steps or ladders.

Two (2) or more means of egress in the form of steps or ladders shall be provided for all swimming pools. At least one such means of egress shall be located on a side of the pool at both the deep end and shallow end of the pool. Treads of steps and ladders shall be constructed of nonslip material and at least three (3) inches wide for their full length. Steps and ladders shall have a handrail on both sides.

Action required: Provide hand rail on each side of stair.

Noted. The final pool design will comply with noted ordinance above.

16. 2017 NEC Article 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Action required: Additional receptacle(s) on roof required to comply. See condensing units and pool room equipment.

Sheet EP101 has been revised to include a rooftop receptacle per 2017 NEC 210.63.

17. 2017 NEC Article 110.26 (C) (2) Large Equipment. For equipment rated 1200 amperes or more and over 6 feet wide that contains overcurrent devices, switching devices, or control devices, there shall be one entrance to and egress from the required working space not less than 24" wide and 6'6" high at each end to the working space.

A single entrance to and egress from the required working space shall be permitted where either of the conditions in 110.26(C)(2)(a) or (C)(2)(b) is met.

(a) Unobstructed Egress. Where the location permits a continuous and unobstructed way of egress travel, a single entrance to the working space shall be permitted.



(b) Extra Working Space. Where the depth of the working space is twice that required by 110.26(A)(1), a single entrance shall be permitted. It shall be located such that the distance from the equipment to the nearest edge of the entrance is not less than the minimum clear distance specified in Table 110.26(A)(1) for equipment operating at that voltage and in that condition.

110.26 (C)(3) Personnel Doors. Where equipment rated 800 A or more that contains overcurrent devices, switching devices, or control devices is installed and there is a personnel door(s) intended for entrance to and egress from the working space less than 25 feet from the nearest edge of the working space, the door(s) shall open in the direction of egress and be equipped with panic hardware.

Action required: Modify design to show that door out of Electrical Room 027 swings outward and is equipped with panic hardware.

Door 027 has been revised to swing out of the electrical room in the direction of egress travel. Panic hardware has been noted on the door schedule. See revised sheets A-410 and A-600 dated 05/17/2024.

18. 2018 IPC 708.1 Cleanouts Required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11.

2018 IPC 708.1.1 Horizontal drains within buildings. Horizontal drainage pipes in buildings shall have cleanouts located at intervals of not more than 100 feet. Building drains shall have cleanouts located at intervals of not more than 100 feet apart except where manholes are used instead of cleanouts, the manholes shall be located at intervals of not more than 400 feet. The interval length shall be measured from the cleanout or manhole opening, along the developed length of the piping to the next drainage fitting providing access for cleaning, the end of the horizontal drain or the end of the building drain. (see code for exception)

2018 IPC 708.1.2 Building sewers. Building sewers smaller than 8 inches shall have cleanouts located at intervals of not more than 100 feet. Building sewers 8 inches and larger shall have a manhole located not more than 200 feet from the junction of the building drain and the building sewer and at intervals of not more than 400 feet. The interval length shall be measured from the cleanout or manhole opening, along the developed length of the piping to the next drainage fitting providing access for cleaning, a manhole or the end of the building sewer.

2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout access.

2018 IPC 708.1.4 Changes of direction. Where a horizontal drainage pipe, a building drain or a building sewer has a change of horizontal direction greater than 45 degrees, a cleanout shall be installed at the change of direction. Where more than one change of horizontal direction greater than 45 degrees occurs within 40 feet of developed length of piping, the cleanout installed for the first change of direction shall serve as the cleanout for all changes in direction within that 40 feet of developed length of piping.

Action required: Provide cleanouts near locations where waste piping exits the building.

Sheet PS101 has been revised to include sanitary sewer floor cleanouts in accordance with 2018 IPC 708.1.



19. 2018 IPC 1101.3 Prohibited drainage. (as amended by LSCO 7-413) Sanitary sewer systems shall be designed, built and maintained in such a manner to prevent all storm or ground water from draining, discharging or entering into the sanitary sewer system. Connection of sump pumps, foundation drains, yard drains, gutter downspouts and any other storm water drainage receptacle(s) or system(s) are specifically prohibited from being connected to the sanitary sewer system.

Action required: Route elevator sump discharge to storm or daylight.

Sheet PS101 has been revised to reflect the sump pump indirectly discharging into the storm sewer system opposed to the sanitary sewer system.

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: Provide alarm shop drawings for review and approval. Deferred submittal.

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

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: The Knox box shall be located 6 'AFF over the FDC.

FDC and Knox box locations are called out on the code plan, see revised sheet G-100 dated 05/17/2024.

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: Provide sprinkler shop drawings for review and approval. Deferred submittal.

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

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

Noted.

6. 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 in the first floor elevator lobby.

Knox box has been provided at the elevator lobby, reference revised sheet G-100 dated 05/17/2024.

7. Confirm there is a low level exit light at the north door on the first floor.

Sheet EL101 has been revised to include a note requiring the high/low exit signage at the north exit door.

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

Sincerely yours,

ROSEMAN & ASSOCIATES, P. C.

816.472.1448.
A.J. Dolph