

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

May 28, 2024

ROSEMAN & ASSOCIATES
1526 GRAND BLVD
KANSAS CITY, MO 64108

Permit No: PRCOM20241886
Project Title: THE VILLAGE AT DISCOVERY PARK - HOME2 SUITES BY HILTON
Project Address: 251 NE ALURA WAY, LEES SUMMIT, MO 64086
Parcel Number: 302568
Location / Legal Description: THE VILLAGE AT DISCOVERY PARK LOTS 1 THRU 13 INCLUSIVE AND TRACTS A & B --- LOT 2
Type of Work: NEW COMMERCIAL
Occupancy Group: RESIDENTIAL, HOTELS
Description: THE VILLAGE AT DISCOVERY PARK - NEW HOTEL WITH INDOOR SWIMMING POOL, FOOD AND LAUNDRY SERVICES

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

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.
5/20/24 - 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. Fee will be \$52,082.25.
5/20/24 - acknowledged in letter.

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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.

5/20/24 - 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.

5/20/24 - 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.

5/20/24 - 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.

5/20/24 - acknowledged in letter.

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.

5/20/24 - deferred per request

8. Inadequate information to complete review.

Provide the following:

- Complete pool designs.

- Complete designs for hvac screening.

5/20/24 - Pool designs deferred per request. Screening addressed in FDP.

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.

5/20/24 - acknowledged in letter.

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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.

5/20/24 - acknowledged in letter.

11. 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.

5/20/24 - acknowledged in letter.

12. FAA approval required due to proximity to airport.

Action required: Provide verification of FAA 7460 approval.

5/20/24 - acknowledged in letter.

13. 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)

5/20/24 - Noted as compliant via alternate methods - Proceed at your own risk - to be field verified at inspections.

14. 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.

5/20/24 - part of deferred submittal.

15. 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.

5/20/24 - Noted as covered on EP101 but I am unable to find where it is.

17. 2018 IPC 708.1 Cleanouts Required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11.

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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.

5/20/24 - Only partially addressed. See waste piping out of pool area.

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

5/20/24 - 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.

5/20/24 - 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.