

June 14, 2024

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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 28, 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

Approved with Conditions, 5/28/24

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

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.
5/20/24 - acknowledged in letter.

Noted.

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.

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.
5/20/24 - acknowledged in letter.

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.
5/20/24 - acknowledged in letter.

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.
5/20/24 - deferred per request

Noted.



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.

Complete pool drawing will be submitted as part of a deferred submittal package. Please reference FDP package for screening exhibits.

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.

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.

5/20/24 - acknowledged in letter.

Noted.

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.

Noted.

12. FAA approval required due to proximity to airport.

Action required: Provide verification of FAA 7460 approval.

5/20/24 - acknowledged in letter.



See attached Aeronautical Study No. 2023-ACE-8068-OE dated 12/22/2023 for FAA approval.

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.

Please reference FDP exhibit for screening compliance. Additionally, per discussions with Hector Soto, the intent of this code is to screen rooftop equipment from the public right-of-way. All rooftop equipment on the 4-story building is screened from the public right-of-way by the parapet without additional height needed. The equipment on the 1-story roof of the pool is not visible from the public right-of-way given the building geometry. However, the pool equipment is visible from the privately owned property. In order to address this concern and not create an undesirable view out from the adjacent hotel room, curb-mounted screening is being proposed on the 1-story pool roof to screen that equipment.

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.

The pool will be updated as part of deferred submittal package.

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.

Rooftop receptacle added to sheet MEP4

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. 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.

Pool area sanitary sewer revised on sheet PS101 to include the required cleanouts.

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.



5/20/24 - acknowledged in letter.

Noted. This information 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.

5/20/24 - acknowledged in letter.

Noted. This information will be provided after bidding.

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

Sincerely yours,

ROSEMAN & ASSOCIATES, P.C.

816.472.1448.
A.J. Dolph