



September 27, 2024

Joe Frogge  
Development Services  
220 SE Green Street  
Lee's Summit, MO 64086

**RE: Response to City Comments**

PERMIT NO: PRCOM20244682  
PROJECT TITLE: THE HAVEN AT DOUGLAS STATION – BUILDING 5, TYPE A  
PROJECT ADDRESS: 3 NE SYCAMORE ST, LEES SUMMIT, MO 64086  
PARCEL NO: 5291014100000000052910140900000000  
LOCATION/LEGAL: DOUGLAS STATION COMMERCIAL PARK LOT 10A & 10B – LOT 10A  
TYPE OF WORK: NEW MULTI-FAMILY  
OCCUPANCY GROUP: RESIDENTIAL, MULTI-FAMILY  
DESCRIPTION: NEW APARTMENT BUILDING WITH INTEGRAL CLUBHOUSE

Mr. Frogge,

We have received your review comments letter, dated September 17, 2024 for the referenced project and are responding to your comments in the order received as follows. You will find our responses in **bold** below your original comments.

Licensed Contractors      Reviewed By: Joe Frogge      Rejected

1. 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

**Response: Acknowledged. Will provide final list when it is determined.**

**Fire Suppression: Bamford Fire Sprinkler Co.**

**Mechanical: TBD (Polar Aire or Comfort Systems)**

**Plumbing: Pinnacle**

**Electrical: M&S**

Building Plan Review Reviewed By: Joe Frogge Rejected

1. This review includes all structures on site. Separate permits will be created for each structure at a later date.

Action required: Comment is informational.

**Response: Acknowledged**

2. 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.

**Response: Acknowledged. Outstanding Final Development Plan comments will be addressed immediately.**

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.

**Response: Special inspections list has been added to sheet A0.01. Letter of responsibility is forthcoming.**

4. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Comment is informational. Truss packages deferred per request.

**Response: Acknowledged.**

5. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Provide construction cost estimates for pool and garages.

**Response:**

**Pool - \$300,000**

**Garage 1 - \$98,000**

**Garage 2 - \$98,000**

**Garage 3 - \$98,000**

**Garage 4 - \$98,000**

**Garage 5 - \$98,000**

**Garage 6 - \$98,000**

## **Garage 7 - \$98,000**

6. Inadequate information to complete review.

Action required: Provide complete UL details for rated assemblies that include nail/screw patterns. Also, either remove garage fire barrier references on A0.02 or specify rated walls on A8.01 thru A8.07.

**Response: UL assemblies are included in the spec book. UL assemblies L556 and N743 have been added.**

7. 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.

**Response: Acknowledged.**

8. 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.

**Response: Acknowledged.**

9. 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: Specify compliant wall finish materials at clubhouse restrooms and mop sink.

**Response: FRP note added to Janitors Room on sheet A7.00. Tile note added to restroom elevations on sheet A7.02.**

10. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Provide complete code analysis for clubhouse.

**Response: The clubhouse code analysis is included in the "Building 5 Analysis" on sheet A0.04.**

11. 2018 IBC 2902.2 Separate Facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. (see code for exceptions)

Action required: Label restrooms per gender or submit Code Modification Request to use 2024 IBC section 2902.2. If you choose to use separate gendered restrooms each gender will need an accessible stall.

**Response: We are requesting a code modification. (See attached request letter.)**

12. Unified Development Ordinance Section 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 non slip material and at least three (3) inches wide for their full length. Steps and ladders shall have a handrail on both sides.

Exception: Pools accessory to one- and two-family dwellings.

Action required: Provide additional handrail at pool steps to comply.

**Response: (2) railings have been added at pool stair walls on sheet A7.10.**

13. 2018 IBC 1208.2 Attic spaces. An opening not less than 20 inches by 30 inches shall be provided to any attic area having a clear height of over 30 inches. Clear headroom of not less than 30 inches shall be provided in the attic space at or above the access opening.

Action required: Provide access to attic spaces.

**Response: 1-hour rated attic access panels are located in unit closets identified on the roof plans.**

14. 2018 IPC 604.8 Water Pressure reducing valve or regulator. Where water pressure within a building exceeds 80 psi static, an approved water-pressure reducing valve conforming to ASSE 1003 or CSA B356 with strainer shall be installed to reduce the pressure in the building water distribution piping to not greater than 80 psi static.

Action required: Provide pressure reducing valve at water entry. (Our Water Department requires PRV installation in all locations regardless of pressure)

**Response: Provided pressure reducing valve to each building's water service per comment. Please see revised drawings for new pressure reducing valves at water entries.**

Fire Plan Review      Reviewed By: Craig Hill      Rejected

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.

**Response: Fire alarm plans will be a deferred submittal.**

2. 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.

**Response: Acknowledged.**

3. 2018 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building , each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

**Response: Acknowledged.**

4. 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 listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.

Action Required: (verified at inspection) Each building will need an external knox box. All knox boxes for buildings 1-5 and elevators can be obtained at [knoxbox.com](http://knoxbox.com)

**Response: Knox box locations have been added to all buildings. See sheets A2.11, A2.21 and A2.30.**

5. 407.3 Identification. Individual containers of hazardous materials, cartons or packages shall be marked or labeled in accordance with applicable federal regulations. Buildings, rooms and spaces containing hazardous materials shall be identified by hazard warning signs in accordance with Section 5003.5.

Action Required: (verified at inspection) All rooms, areas, buildings storing pool chemicals and other types of acids, solvents, chemicals or fuels shall be posted with the NFPA 704 placard with the MSDS hazard ratings on the placard.

**Response: Acknowledged.**

6. Clarification needed on sheet No. E0.00. Exit/ELU Combo, is this an exit sign with exterior illumination?

**Response: The Exit/ELU Combo on this project is not equipped with exterior illumination. However, exterior illumination is provided at all egress doors. At the clubhouse, the lights just outside the plan north and south doors are tied to an emergency inverter and will remain on when the power goes out. Reference keynote number 13 on sheet E1.07. The clubhouse door to the plan east exists into the building breezeway. There are emergency bug-eye fixtures throughout the breezeway. Reference sheet E1.01C.**

7. The occupant load of the clubhouse and pool area are not provided. Action Required: Provide occupant load of clubhouse and pool area.

**Response: The occupant load table and pool occupancy has been added to sheet A0.06.**

