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**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

October 08, 2024

NSPJ ARCHITECTS  
3515 W 75TH ST, SUITE 201  
PRAIRIE VILLAGE, KS 66208

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 Number: 5291014100000000052910140900000000  
Location / Legal: DOUGLAS STATION COMMERCIAL PARK LOT 10A & 10B---LOT 10A  
Description:  
Type of Work: NEW MULTI-FAMILY  
Occupancy Group: RESIDENTIAL, MULTI-FAMILY  
Description: NEW APARTMENT BUILDING WITH INTEGRAL CLUBHOUSE

***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: 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. Deferred submittal is allowed.

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. Deferred submittal is allowed.

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

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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).

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. Boxes shall be located 6'AFF over the FDC.

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.

7. Pool deck does not have adequate exiting for the occupant load.

8. All exits from the pool deck are required to have panic hardware on the gates.

9. For Information Only-All required fire hydrants and access drives and parking lots (asphalt or concrete base) shall be in place at the time of construction with combustible materials.

**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.

10/3/2024 - Acknowledged in letter.

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.

10/3/2024 - Acknowledged in letter.

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.

10/3/2024 - Acknowledged in letter.

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

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

10/3/2024 - Acknowledged in letter.

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.

10/3/2024 - Acknowledged in letter.

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.

10/3/2024 - Acknowledged in letter.

**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.

10/3/2024 - (waiting on Mechanical contractor)

***The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.***