

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

October 29, 2024

ROSEMAN & ASSOCIATES
1526 GRAND BLVD
KANSAS CITY, MO 64108

Permit No: PRCOMCOM20240340
Project Title: VILLAGE OF DISCOVERY PARK - MIXED USE BUILDING
Project Address: 1921 NE DISCOVERY AVE, LEES SUMMIT, MO 64086
Parcel Number: 5240022020000000
Location / Legal Description: THE VILLAGE AT DISCOVERY PARK LOTS 1 THRU 13 INCLUSIVE AND TRACTS A & B --- LOT 4
Type of Work: NEW COMMERCIAL
Occupancy Group: RESIDENTIAL, MULTI-FAMILY
Description: VILLAGE OF DISCOVERY PARK - MIXED USE BUILDING - 3 STORY BUILDING WITH 46 INDIVIDUAL DWELLING UNITS ON FLOORS 2 & 3. OPEN AIR PARKING GARAGE ON EASTERN PORTION. WHITE BOX COMMERCIAL SPACE FOR FUTURE TENANTS ON WESTERN SIDE
Garage - Type 2A

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

Approved

1. on as smoke alarms and building sfire alarm atie st2018 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.

Submit alarm plans for review and approval. Including unit interconnected single station alarms and building fire alarm notification.

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

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to gain necessary access as required by the fire code official.

Provide a Knox box 6' AFF over the FDC. Order from Knoxbox.com.

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.

Provide sprinkler plans for review and approval.

4. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

5. 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.

Provide a Knox elevator key box in the lobby.

6. Complete items on Final Development Plan.

7. Provide an egress plan for the garage. There are no man doors or accessible pathways.

8. Provide exit signage on both sides of the fire doors near the elevator lobby on each floor.

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.
10/28/24 - Acknowledged in letter.

2. 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.
10/28/24 - Acknowledged in letter.

3. 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.
10/28/24 - Acknowledged in letter.

4. 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

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safety code promulgated pursuant to sections 701.350 to 701.380.

Action required: Comment is informational.

10/28/24 - Acknowledged in letter.

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

Action required: Provide truss packages or request deferral.

10/28/24 - Deferred per request.

6. 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 for informational purposes. The fee for apartments will be \$25,524.48. (fee for commercial occupants will be assessed upon their submissions)

10/28/24 - Acknowledged in letter.

19. Pipe serving 2" meter is 3" which will not be allowed by Water Department regulations. Pipe between main and meter must be 2".

Action required: Modify water riser on P501 to comply.

10/28/24 - 3" piping from main still shown on detail. Revise to comply and to match FDP which currently shows 2 separate 2" taps. If FDP plans change they must be resubmitted also.

21. 2017 NEC Article 210.52 (A) General Provisions. In every kitchen, family room, dining room, living room, parlor, library, den, sunroom, bedroom, recreation room, or similar room or area of dwelling units, receptacle outlets shall be installed in accordance with the general provisions specified in 210.52(A)(1) through (A)(4).

(1) Spacing. Receptacles shall be installed such that no point measured horizontally along the floor line of any wall space is more than 6 feet from a receptacle outlet.

(2) Wall Space. As used by this section, a wall space shall include the following:

1. Any space 2 feet or more in width (including space measured around corners) and unbroken along the floor line by doorways and similar openings, fireplaces, and fixed cabinets that do not have countertops or similar work surfaces.

2. The space occupied by fixed panels in walls, excluding sliding panels.

3. The space afforded by fixed room dividers, such as freestanding bar-type counters or railings.

(3) Floor Receptacles. Receptacle outlets in or on floors shall not be counted as part of the required number of receptacle outlets unless located within 18 inches of the wall.

(4) Countertop and Similar Work Surface Receptacle Outlets. Receptacles installed for countertop and similar work surfaces as specified in 210.52(C) shall not be considered as the receptacle outlets required by 210.52(A).

(D) Bathrooms. At least one receptacle outlet shall be installed in bathrooms within 3 ft of the outside edge of each basin. (see code for location regulations)

Action required: Additional receptacles required at units. See walls 2' long and greater.

10/28/24 - Acknowledged in letter. To be verified during inspections.

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

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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.

10/28/24 - 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.