



**EVREN APARTMENTS  
BUILDING PERMIT  
COMMENT RESPONSE LETTER**

**Date:** Tuesday, November 05, 2024

**Project Name:** Evren Apartments

**Submittal:** Building Permit Resubmittal – City Comments 1

**Permit Number:** PRCOM20244879

We are in receipt of your comments dated Tuesday, October 01, 2024. Please see our responses below.

**Licensed Contractors**

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: Mechanical: M&S Heating and Cooling. Electric: Standard Electric Company. Plumbing: Garrison Plumbing.**

**Building Plan Review**

1. This review represents all structures on site. Permits for individual structures will be created later in this process. (not including clubhouse which is "by others")

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.**

3. The project cost, which is used to establish the permit fee, has not been provided for individual structures.

Action required: Provide estimated construction cost for every structure including garages, maintenance building, pool, trash enclosures, shade structures, and water meters, etc. (do not include site work)

**RESPONSE:**

- **Maintenance building: \$240,000**
- **Building 1: \$5,105,680**
- **Building 2: \$6,938,240**
- **Building 3: \$7,225,650**
- **Building 4: \$6,840,000**
- **Building 5: \$5,218,560**
- **Building 6: \$7,320,000**
- **Building 7: \$5,218,560**
- **Building 8: \$5,218,560**
- **Garage 1: \$94,350**
- **Garage 2: \$112,880**
- **Garage 3: \$112,880**
- **Garage 4: \$112,880**

4. 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: Pool submittals will be submitted to Health Department when completed. This will be done before any type of occupancy.**

5. 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: Pool submittals will be submitted to Health Department when completed. This will be done before any type of occupancy.**

6. 2018 IBC 502.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of ½ inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

Action required: Comment is informational. Addressing scenario has not yet been decided upon. You will be made aware of building and suite addresses at a later date.

**RESPONSE: Acknowledged.**

7. 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: Please see letter of intent to provide special inspections attached.**

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

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

**RESPONSE: Acknowledged.**

9. City of Lee's Summit Code of Ordinances Section 28-177. – Applicability. (of license tax)  
(B)(1)(e) Development requiring a building permit and resulting in additional vehicle trips that is constructed by, or by a building contractor on behalf of, a person that is not subject to any Federal, State or local taxes, including Federal, State and local sales, income, personal property, real property, use, earnings, excise or license taxes. The burden of proof shall be on the building contractor claiming this credit to demonstrate to the License Tax Administrator, by clear and convincing evidence, that the development being constructed by, or by a building contractor on behalf of, a person claiming such credit is exempt from all Federal, State and local taxes as described in this subsection;

Action required: Provide verification of tax-exempt status.

**RESPONSE: Please see tax-exempt letter attached.**

10. 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.

**RESPONSE: Elevator permit will be obtained before start of any elevator equipment work.**

11. 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.

**RESPONSE: Elevator will not be operated until proper testing is witnessed by a licensed inspector.**

12. 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.

**RESPONSE: No elevator shall be used until proper state certification is obtained.**

13. 2018 IBC 504.4 Number of stories. The maximum number of stories of a building shall not exceed the limits specified in Table 504.4.

Action required: Building type D exceeds maximum 4 stories.

**RESPONSE: IBC 2018 table 504.4 limits the allowable number of stories above grade plane to a maximum of 4, based on the R-2 occupancy classification and the VA construction type with an NFPA 13R sprinkler. Building D is in compliance with this table because it contains 4 stories above grade plane and a basement (refer to sheet A0.06 & IBC chapter 2 for definition of "story above grade plane"). The basement is not considered a story above grade plane because its floor surface is not entirely above grade plane, the finished surface of the floor next above is less than 6 feet above grade plane and less than 12 feet above the finished ground level throughout.**

14. 2018 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Action required: Provide soils report to justify design assumption of soil bearing capacity greater than 2,000psf. (2,500psf cited in specs and S0.01)

**RESPONSE: Please see Geotech report attached.**

15. 2018 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. Permanent ladders installed to provide the required access shall comply with the following minimum design criteria: 1. The side railing shall extend above the parapet or roof edge not less than 30" (see code section for additional construction requirements)

Action required: Provide minimum 30" side rail extenders at tops of roof hatches.

**RESPONSE: Specification section 077200 2.2.G calls for a 42" safety railing system w/ self-latching gate at roof hatches.**

16. 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.

Action required: Provide cleanouts near where sanitary sewers exit building A.

**RESPONSE: Cleanouts have been added to sheet P1.11.**

17. 2018 IPC 604.9 Water hammer. The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. A water-hammer arrestor shall be installed where quick-closing valves are utilized.

Water-hammer arrestors shall be installed in accordance with the manufacturer's instructions. Water-hammer arrestors shall conform to ASSE 1010.

Action required: Air chambers not allowed as water hammer protection. Remove references in plumbing general notes.

**RESPONSE: Air chamber note removed from sheets P1.11-P1.45.**

18. 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: Remove notes that direct contractor to only install PRVs "if over 80 psig". (Our Water Department requires PRV installation in all locations regardless of pressure)

**RESPONSE: Note removed so a PRV will be provided. Refer to detail 1/MP1.01.**

19. 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).

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.

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

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.

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

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

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.

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 in dwelling units to comply.

**RESPONSE: Plans reviewed and any changes made on E2.XX series.**

20. 2017 NEC Article 230.2 (E) Identification. Where a building or structure is supplied by more than one service, or any combination of branch circuits, feeders, and services, a permanent plaque or directory shall be installed at each service disconnect location denoting all other services, feeders, and branch circuits supplying that building or structure and the area served by each. See 225.37.

Action required: Specify signage at locations with electric services at each end of building.

**RESPONSE: Note added for signage on riser sheets E303-E306.**

21. 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 nonslip 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: At pool stairs and ladders provide a handrail on each side.

**RESPONSE: See SP1.01 Amenity Area for the addition of handrail at each side of the pool stairs.**

## **Fire Plan Review**

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.

Provide alarm plans for review and approval. Provide as a deferred submittal.

**RESPONSE: Have not received. This will be provided before vertical construction.**



2. 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. Specification section 101400 Signage has been revised to include building address number signage.**

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

**RESPONSE: NSPJ has reached out to Craig Hill and he clarified that the City of Lee's Summit requires key boxes for all elevators. Notes have been added to sheets A4.40-A4.43.**

4. 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. Provide as a deferred submittal.

**RESPONSE: Have not received. This will be provided before vertical construction begins.**

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.

**RESPONSE: Key boxes are now shown at elevator lobbies located at the level of fire department access. Refer to sheets A4.40-A4.43.**



These responses, along with the documents attached, complete our response to your review comments. Please let us know if we can do anything else to aid your team in the review process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Iris Abramof', followed by a vertical line.

Iris Abramof  
Architect | Project Manager  
NSPJ Architects