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& ASSOCIATES P.C.

ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

This letter is in response to the Plan Review Conditions Report dated December 12, 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.

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

Action required: Comment is for informational.

Noted.

3. 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: This building is on Lot 9 and has been assigned the address of 200 NE Alura Way. Suites designations for townhomes and shell not yet determined.

Noted. Address of 200 NE Alura Way is shown correctly on the cover sheet.

4. A one-time impact fee (excise tax) 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 will be \$16,972.80.

Noted.

5. 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.

Noted. Letter will be provided prior to construction when special inspector is selected.



6. 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.

Noted.

7. 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.

Noted.

8. 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.

Noted.

9. 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: Clarification required. Geotech report shows soil bearing pressure of 2,500psf but drawing S001 shows plans are designed with 6,000psf.

Response – The Geotech Report provides Rammed Aggregate Piers as an alternative to unimproved ground in the event the proposed settlement is not acceptable (see underlined section of page 15). The owner has opted to use Rammed Aggregate Piers for this project. Attached is a letter from Ground Improvement Engineering by Vaughn Rupnow, PE dated May 31, 2024, confirming RAPS as a viable option with an allowable subgrade bearing pressure of 6,000 psf.



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

Action required: Comment is informational. Trusses deferred per request.

Noted – Truss package shop drawings will be provided as a deferred submittal.

11. 2018 IBC 703.2 Fire-resistance ratings. The fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E119 or UL 263 or in accordance with Section 703.3. The fire-resistance rating of penetrations and fire-resistant joint systems shall be determined in accordance Sections 714 and 715, respectively.

Action required: Corridor wall designation on A-300 needs to be changed to a 1 hr fire partition. (P60?)

Response – All upper-level corridor walls are called out to be wall type P11 which is a one hour fire partition complying with UL Design U305 (see sheets G-101 and G-208 for specifics). The intention is to keep these upper unit-containing levels as wood stud only construction, which is why P60 or any other metal stud walls were not used on the second through third stories.

12. 2018 IBC 1207.1 Minimum room widths. Habitable spaces, other than a kitchen, shall be not less than 7 feet in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet between counter fronts and appliances or counter fronts and walls.

Action required: Modify Den in Type B Drake unit on A-406 to comply.

Response – Den in Drake unit (sheet A-406) will be adjusted to reflect 7'-0" clear space.

13. 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 – Water riser and Plumbing Fixture Schedule on sheet P501 (Plumbing Details & Schedules) have been revised to include a water pressure reducing valve at the water service entrance.



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.

Action Required: Provide deferred submittal for fire alarm system.

Noted – Fire Alarm System shop drawings will be provided as 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.

Action Required: Provide deferred submittal for protection system.

Noted – Sprinkler shop drawings will be provided as a deferred submittal.

3. 907.2.10.2 – Groups R-2, R-3, R-4 and I-1. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

2. In each room used for sleeping purposes.

3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Action Required: Provide smoke alarms in the “Conway” apartments. Smokes are shown in only one room used for sleeping purposes on that floorplan.



Response – Sheet UMEP2.4.2 has been updated to include an additional smoke detector on the first floor of the two-story townhome (“Brownstone” unit).

4. 1008.1 Means of egress illumination. Illumination shall be provided in the means of egress in accordance with Section 1008.2. Under emergency power, means of egress illumination shall comply with Section 1008.3.

Action Required: Provide exterior emergency illumination at all marked exits in the 1st floor area A.

Response – Sheet EL101 (Lighting Plan – 1st floor – Area A) has been updated to include emergency exit lights with remote heads at each exit location.

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

Sincerely yours,

ROSEMAN & ASSOCIATES, P.C.

816.472.1448.
Sarah Burdick