

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

December 30, 2024

Mitsch Design
200 S Rangeline Rd, Suite 226
Carmel, IN 46032

Permit No: PRCOM20246376
Project Title: EVREN APARTMENTS - CLUBHOUSE
Project Address: 41 NE TUDOR RD, LEES SUMMIT, MO 64086
Parcel Number: 52900043800000000
Location / Legal Description: NEW LEES SUMMIT POLICE & COURT FACILITY---LOT 2A (EX THAT PT TAKEN FOR ROW)
Type of Work: NEW COMMERCIAL
Occupancy Group: ASSEMBLY FOR WORSHIP, RECREATION OR AMUSEMENT
Description: EVREN - CLUBHOUSE AND LEASING OFFICE FOR EVREN APARTMENT COMPLEX

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

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and the name, email address & phone number for the on-site contact.

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.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

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1. Unified Development Ordinance Article 8, Section 8.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section. (must be either masonry or approved evergreen plantings)

2. 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.

3. 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. i.e. remove "if" statement from detail 5/MP101. (Our Water Department requires PRV installation in all locations regardless of pressure)

4. 2017 NEC Article 210.8 (B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (10) shall have ground-fault circuit-interrupter protection for personnel.

- (1) Bathrooms
 - (2) Kitchens
 - (3) Rooftops
 - (4) Outdoors
 - (5) Sinks - where receptacles are installed within 6 feet of the outside edge of the sink.
 - (6) Indoor wet locations
 - (7) Locker rooms with associated showering facilities
 - (8) Garages, service bays, and similar areas other than vehicle exhibition halls and showrooms.
 - (9) Crawl spaces – at or below grade level.
 - (10) Unfinished portions or areas of the basement not intended as habitable rooms.
- (refer to code for exceptions)

Action required: Provide GFCI protection at Kitchenette island.

5. 2017 NEC Article 250.66 Size of Alternating-Current Grounding Electrode Conductor. The size of the grounding electrode conductor at the service, at each building or structure where supplied by a feeder(s) or branch circuit(s), or at a separately derived system of a grounded or ungrounded ac system shall not be less than given in Table 250.66, except as permitted in 250.66(A) through (C).

Action required: Provide conductor sizes for entire grounding electrode system.

6. 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.

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Action required: Air chambers not allowed. Remove general notes that give that option.

7. Unable to verify pipe materials.

Action required: Provide pipe material schedule for all water and sanitary systems.

Fire Plan Review

Reviewed By: Craig Hill

Approved with Conditions

1. 2018 IFC 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 2703.5.

Action Required: Provide 704 placard for storage of pool chemicals.

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