

January 06, 2025



Joe Frogge
City of Lee's Summit Plans Examiner
220 SE Green Street
Lee's Summit, MO 64063
(816)-696-1241
Joe.Frogge@cityofls.net

ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

Project Name: VILLAGE AT DISCOVERY PARK LOT #9
Project Address: 200 NE ALURA WAY, LEES SUMMIT, MO 64086
Permit Number: PRCOM20246108

This letter is in response to the Plan Review Conditions Report dated December 20, 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.

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. Question eliminated.

4. Question eliminated.

5. Smoke Alarms near kitchens: Alarms need to be positioned so they are no closer than 10' from cooking appliances inside the townhome dwellings.

Noted – See updated sheet UMEP2.4.2 for smoke detector relocation within Brownstone unit.

Building Plan Review

1. The building permit for this project cannot be issued until the Development Services Department has received, approved and processed the Final Development Plan. (PL2024211)

Action required: Comment is for informational. 12/19/24 – Acknowledged in letter.

Noted.

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

Action required: Comment is for informational. 12/19/24 – Acknowledged in letter.

Noted.

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. 12/19/24 – Acknowledged in letter.

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. 12/19/24 – Acknowledged in letter.

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. 12/19/24 – Acknowledged in letter.

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. 12/19/24 – Acknowledged in letter.

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. 12/19/24 – Acknowledged in letter.

Noted.

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. 12/19/24 – Deferred per request.

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



Licensed Contractors

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. 12/19/24 – Acknowledged in letter.

Noted – MEP Contractors will be selected and provided after bidding.

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

Sincerely yours,

ROSEMAN & ASSOCIATES, P.C.

816.472.1448.
Sarah Burdick