



May 22, 2025

RE: Alura – Village at Discovery Park
NE Douglas Street
Lee's Summit, MO 64063

City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

To Whom it May Concern:

This letter has been written in response to the plan review completed by the City of Lee's Summit for the project stated above. Below please find plan review comment(s) with replies in ***bold italics*** to each item. Please let us know if you require additional copies or further clarification.

Fire Plan Review

Correction 1: Construction documents for fire alarm systems
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.

Response: Duly noted, the fire alarm system/design will be a deferred submittal by a licensed Fire Protection Engineer.

Correction 2: Construction documents - Fire protection systems

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 to 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 fire protection system.

Response: Duly noted, the sprinkler system/design will be a deferred submittal by a licensed Fire Protection Engineer.

Correction 3: Knox box required.

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 lifesaving 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.

Action Required: Knox box needed at or near the FDC of all buildings.

Response: As part of Addendum 1, a Knoxbox has been added at the sprinkler room of all Apartment Buildings. The pool house Knoxbox is located at the Bldg. entrance.

Correction 4: Illumination required.

2018 IFC 1008.1 Illumination required. The means of egress shall be illuminated at all times the building space served by the means of egress is occupied.

Action Required: Exit and emergency lights needed on the first floor of "4938 Issue Dwgs Bldg 1 25Apr15", "4938 Issue Dwgs Bldg 4 25Apr15", 4938 Issue Dwgs Bldg 6 25Apr15, 4938 Issue Dwgs Bldg 8 25Apr15, and 4938 Issue Dwgs Bldg 11 25Apr15. In addition, add emergency lighting in the restrooms of the pool house.

Response: Electrical Drawings have been revised for Buildings #1, #4, #6, #8, & #11 to correctly show general lighting and emergency fixtures on the first floor (Sheet EL101) in compliance with 2018 IFC 1008.1 as part of Addendum 1, and emergency lighting has been added to each restroom at the pool house.

Correction 5: Key boxes for non-standardized fire service elevator keys

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.

Action Required: Elevator Knox Box is required in all buildings near the elevator that will include keys to operate the elevator and an emergency elevator door key.

Response: As part of Addendum 1, a Knoxbox has been added near the elevator on the first floor of all Apartment Buildings.

Building Plan Review

Correction 1: Misc

This review covers all permitted structures on site. Individual permits for each structure will be created after plans are approved.

Action required: Comment is informational.

Response: Duly noted.

Correction 2: IBC 1704.2 Special Inspections

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. Note: Receipt of final, approved inspection report must be received prior to occupancy.

Response: Please see enclosed Special Inspection Letter provided by UES Professional Solutions 25, LLC, dated March 22, 2025.

Correction 3: Final Development Plan

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: Duly noted.

Correction 4: Misc

FAA approval required.

Action required: Provide verification of FAA 7460 approval.

Response: Duly noted, FAA permits have been applied for and approval will be obtained and provided to the City prior to pulling permits.

Correction 5: Health Dept Review (aquatic)

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: Duly noted, the pool Plans/Design will be submitted separate from the Building and permitted separately.

Correction 6: Health Dept Inspection (aquatic)

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: Duly noted, the pool Plans/Design will be submitted separate from the Building and permitted separately.

Correction 7: Elevator Equipment Permit

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: Duly noted, this permit will be applied for and obtained by the elevator Sub-Contractor.

Correction 8: Elevator Equipment Inspection

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: Duly noted.

Correction 9: Elevator Certificate of Inspection

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: Duly noted.

Correction 10: Project cost

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

Action required: Provide cost estimates for each apartment, garage, pool, and water meter.

Response: The project cost was included under project valuation on the Permit Application in the amount of \$61,245,000.

Correction 11: IBC 1803.1 General – Geotech

"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 noted on S100 & GS100)

Response: Please see enclosure of the Geotechnical Report by Olsson Engineering.

Correction 12: Engineered truss package

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

Action required: Comment is informational. Truss packages deferred.

Response: Duly noted, the engineered truss package will be a deferred submittal by a licensed Engineer.

Correction 13: IBC 1208.2 Attic spaces

2018 IBC 1208.2 Attic spaces. An opening not less than 20 inches by 30 inches shall be provided to any attic area having a clear height of over 30 inches. A clear headroom of not less than 30 inches shall be provided in the attic space at or above the access opening.

Action required: Provide attic access.

Response: Please see A2.0 Sheets within each set for attic access locations and Detail.

Correction 14: Misc

Water meter scenario not compliant as shown. Action required: Provide detail of how buildings are metered. Coordinate with the Water Department to avoid submitting twice. If a concrete pit is used it must be fully engineered and included in submittal. Amend riser diagrams and floor plans. (This information was asked for but not yet provided during FDP review)

Response: Water distribution and metering has been coordinated with the Water Department on past projects in the same development using the same exact strategy, consisting of (2) parallel 2" supply lines to (2) parallel 2" meters, combining downstream to a single 3" supply manifold to serve the Building. Private sub-meters will be installed for each dwelling Unit, downstream and independent of the required meter configuration. The original Civil FDP submittal did not show the metering configuration correctly, and it is being updated (along with Civil Water Plans) to match MEP Plumbing Drawings and metering Details.

Correction 15: Planning - Screening of ground mounted equipment

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.

Response: Landscaping Plans that are part of the separate Civil submittal will be revised to provide screening of ground mounted equipment.

Correction 16: IBC 1008.3 Emergency power for illumination - at exit discharge

2018 IBC 1008.3 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. 1008.3.1 General. In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles.
2. Corridors.
3. Exit access stairways and ramps.

Response: Electrical Drawings have been revised for Buildings #1, #4, #6, #8, & #11 to correctly show general lighting and emergency fixtures on the first floor (Sheet EL101). Emergency and egress fixtures are shown throughout Building corridors and egress paths, leading out of the Building. All specified emergency/egress fixtures utilize battery backup for a minimum of 90 minutes and are listed for compliance with IBC 1008 as part of Addendum 1.

1008.3.2 Buildings. In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Interior exit access to stairways and ramps.
2. Interior and exterior exit stairways and ramps.
3. Exit passageways.
4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.1. 5.

Response: Electrical Drawings have been revised for Buildings #1, #4, #6, #8, & #11 to correctly show general lighting and emergency fixtures on the first floor (Sheet EL101). Emergency and egress fixtures are shown throughout Building corridors and egress paths, leading out of the Building. All specified emergency/egress fixtures utilize battery backup for a minimum of 90 minutes and are listed for compliance with IBC 1008 as part of Addendum 1.

Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge. 1008.3.3 Rooms and Spaces. In the event of power supply failure an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms.
2. Fire command centers.
3. Fire pump rooms.
4. Generator rooms.
5. Public restrooms with an area greater than 300 square feet.

Action required: Provide emergency lighting at exterior landings serving egress doors.

Response: Electrical Drawings have been revised for Buildings #1, #4, #6, #8, & #11 to correctly show general lighting and emergency fixtures on the first floor (Sheet EL101). Emergency and egress fixtures are shown throughout Building corridors and egress paths, leading out of the Building. All specified emergency/egress fixtures utilize battery backup for a minimum of 90 minutes and are listed for compliance with IBC 1008 as part of Addendum 1.

Correction 17: NEC Article 250.66 Size of AC Grounding electrode conductor

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: Specify size of all grounding electrode conductors.

Response: Power risers on Sheet E501 for each Building have been revised to show the Building electric service grounding electrode conductor sizes in accordance with the 2017 NEC Section 250.66 (copper nor aluminum were originally specified) as part of Addendum 1. Typical Grounding and Bonding Detail on Sheet E501 references the grounding electrode conductor size shown on the power riser to size conductors for bonding Building steel, water piping, concrete-encased electrode, and grounding ring in accordance with NEC.

Correction 18: IPC 1101.3 Prohibited drainage

2018 IPC 1101.3 Prohibited drainage. (as amended by LSCO 7-413) Sanitary sewer systems shall be designed, built and maintained in such a manner to prevent all storm or ground water from draining, discharging or entering into the sanitary sewer system. Connection of sump pumps, foundation drains, yard drains, gutter downspouts and any other storm water drainage receptacle(s) or system(s) are specifically prohibited from being connected to the sanitary sewer system.

Action required: Elevator sump not allowed to discharge to sewer. Re-route to daylight or storm sewer system. (connection to storm sewer system will need to be approved by our engineering staff)

Response: Sanitary Sewer Plans have been revised for all Buildings with elevator pit sump pumps to reflect drain piping discharging to daylight (Sheet PS101 as part of Addendum 1).

Correction 19: IBC 1209.2 Finish materials

2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4. 2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches. 2018 1209.2.2 Walls and partitions. Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

1209.2.3 Showers. (see code for details) 1209.2.4 Waterproof joints. (see code for details)

Action required: Specify compliant wall finish material at mop sink. If paint is used it must be epoxy based.

Response: Pool house restroom walls have been revised to have porcelain tile 4' tall as part of Addendum 1. Walls within 2' of the mop sink on all apartment Buildings have been noted for FRP panels as part of Addendum 1.

Correction 20: NEC Article 210.52 (A) Receptacle spacing in dwelling units.

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 on 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: Amend unit plans to comply. Multiple locations where there is a wall section 24" or more that need a receptacle.

Response: Dwelling Unit Plans (UMEP' Sheets) have been revised to add/adjust receptacles as necessary to comply with the 2017 NEC Section 210.52 as part of Addendum 1.

If you have any questions, please give me a call.

Sincerely,

Wallace Architects, LLC



Rebekah Schachtele
Project Manager

CC: Brian Maenner

Enclosure(s): Addendum 1, dated May 22, 2025

Geotechnical report by Olsson Engineering, dated August 22, 2019

Special Inspection letter by UES Professional Solutions 25, LLC, dated March 22, 2025