

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

June 03, 2025

Wallace Architects LLC  
302 Campusview Drive, Suite 208  
Columbia, MO 65201

Permit No: PRCOM20251576  
Project Title: ALURA APARTMENTS - BUILDING 1  
Project Address: 2200 NE DOUGLAS ST, LEES SUMMIT, MO 64064  
Parcel Number: 52400011600000000  
Location / Legal Description:  
Type of Work: NEW MULTI-FAMILY  
Occupancy Group: RESIDENTIAL, MULTI-FAMILY  
Description: ALURA APARTMENTS - BUILDING 1 - NEW APARTMENT BUILDING

***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

**Fire Plan Review**

**Reviewed By: Craig Hill**

**Approved with Conditions**

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.

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

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.

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. Confirm on final

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

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

**DEVELOPMENT SERVICES**

Action required: Comment is informational.  
5/30/2025 - Acknowledged in letter.

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.  
5/30/2025 - Acknowledged in letter.

3. FAA approval required.

Action required: Provide verification of FAA 7460 approval.  
**5/30/2025 - Pending**

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.  
5/30/2025 - Deferred to pool permit.

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.  
5/30/2025 - Deferred to pool permit.

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.  
5/30/2025 - Acknowledged in letter.

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.  
5/30/2025 - Acknowledged in letter.

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.  
5/30/2025 - Acknowledged in letter.

**DEVELOPMENT SERVICES**

9. 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 pool house.

**5/30/2025 - Clarification: We need individual costs for each structure. Apartments, garages, pool house, pool, etc. Spreadsheet attached to email for your convenience.**

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

Action required: Comment is informational. Truss packages deferred.

5/30/2025 - Deferred per request.

13. 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.

5/30/2025 - Deferred to FDP. To be field verified.

21. 2018 IBC 718.4 Draftstopping in attics. Draftstopping shall be installed to subdivide attic spaces where required by Section 708.4.2. In other than Group R, draftstopping shall be installed to subdivide combustible attic spaces and combustible concealed roof spaces such that any horizontal area does not exceed 3,000 square feet (279 m2). Ventilation of concealed roof spaces shall be maintained in accordance with Section 1202.2.1. Exception: Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Action required: Provide draftstopping in attic of Garage 9, Type D. (and adjust attic access accordingly)

**6/3/2025 - Garage plans not found in submittal.**

22. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 797-7162. 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 and concerns function of counter top area in Pool House.

**5/30/2025 - Not addressed.**

23. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 797-7162. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational and concerns function of counter top area in Pool House.

**5/30/2025 - Not addressed.**

24. 2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code.

**DEVELOPMENT SERVICES**

Action required: Provide mop sink and drinking fountain (or approved alternate) in Pool House.

**5/30/2025 - Not addressed.**

25. 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.)

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

**5/30/2025 - Restrooms now compliant, but mop sink not found.**

Licensed Contractors

Reviewed By: Joe Frogge

Approved

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