

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

July 29, 2016

TOWNSEND SUMMIT LLC
1311 MCCORMICK RD STE 470
HUNT VALLEY, MD 21031

Permit No: PRCOM20161760
Project Title: SUMMIT SQUARE - POOL
Project Address: 789 NW DONOVAN RD, LEES SUMMIT, MO 64086
Parcel Number: 52900035400000000
Location: SUMMIT INNOVATION CENTER-2ND PLAT---LOT 7-A
Type of Work: NEW OTHER (COMMERCIAL)
Occupancy Group: NOT APPLICABLE
Description: NEW POOL SERVING CLUBHOUSE

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 provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.

Planning and Codes Administration (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 name of the licensed general contractor.

2. 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. Excerpt from Sec. 7-130, Lees Summit Code of Ordinances.

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

1. Codes Department plan review comments for entire site have been recorded under report for Clubhouse (PRCOM20161758)

Fire Plan Review

Reviewed By: Joe Dir

Rejected

CODES ADMINISTRATION

1. HAVE ALL FINAL DEVELOPMENT PLANS APPROVED PRIOR TO MOVING FORWARD WITH THE PROJECT.

2. 2012 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building , each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

POST THE NUMERIC ADDRESS OF 789 ON THE BUILDING READABLE FROM THE ROADWAY IN A CONTRASTING COLOR TO THE BACKGROUND.

3. [B] 1008.2 Gates.

Gates serving the means of egress system shall comply with the requirements of this section. Gates used as a component in a means of egress shall conform to the applicable requirements for doors.

NO KEYED LOCKS ON THE EGRESS SIDE OF AN EXIT

4. POST A NFPA 704 PLACARD ON THE EXTERIOR OF THE PUMP ROOM DOOR WITH THE MSDS HAZARD RATINGS OF ANY POOL TREATMENT CHEMICALS TO BE STORED IN THE PUMP ROOM.

PROVIDE A MSDS LIST OF POOL CLEANING CHEMICALS TO BE STORED IN THE PUMP ROOM. THE LIST IS TO BE KEPT ON SITE. (POOL AREA)

5. 501.4 Timing of installation.

When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.

PROVIDE TWO MEANS OF ACCESS ROADWAYS AS APPROVED THROUGH THE FDP'S PRIOR TO STARTING ANY VERTICAL CONSTRUCTION OF BUILDINGS.

507.1 Required water supply.

An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

507.5.1 Where required.

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

PROVIDE FIRE HYDRANTS AS APPROVED THROUGH THE FDP'S PRIOR TO STARTING ANY VERTICAL CONSTRUCTION OF BUILDINGS.

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