

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

March 06, 2017

NSPJ ARCHITECTS
3515 W 75TH ST, SUITE 201
PRAIRIE VILLAGE, KS 66208

Permit No: PRCOM20170396
Project Title: RESIDENCES AT ECHELON - POOL
Project Address: - ***SW Hollywood Drive (address to be assigned)***
Parcel Number:
Location:
Type of Work: NEW OTHER (COMMERCIAL)
Occupancy Group:
Description: NEW POOL AND SHADE TRELLIS SERVING 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 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. 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

1. The building permit for this project can not be issued until the Codes Administration Department has received the approved Final Development Plan from the Planning and Development Department.

Action required: Comment is for informational purposes.

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

Action required: Comment is for informational purposes.

3. Incomplete information.

Provide the following:

- Grounding/bonding plan.
- Pier details for all trellises, play structures, and similar structures on site.
- Power to charging bollard.
- Engineered plans for retaining wall

4. All aspects of pool construction shall be compliant with the Lee's Summit Code of Ordinances Chapter 7 Article 10 - Swimming Pool, Spa, and Hot Tub Code.

Action required: Comment is for informational purposes. Specific requirements that require drawing updates listed below.

5. Lee's Summit Code of Ordinances Sec. 7-1010. - Steps or ladders.

Two (2) or more means of egress in the form of steps or ladders shall be provided for all swimming pools. At least one such means of egress shall be located on a side of the pool at both the deep end and shallow end of the pool. Treads of steps and ladders shall be constructed of nonslip material and at least three (3) inches wide for their full length. Steps and ladders shall have a handrail on both sides.

Action required: Modify design to demonstrate compliance.

6. 2012 IBC 1015.2.1 – Two exits or exit access doorways. Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimensions of the building or area to be served measured in a straight line between exit doors or exit access doorways. Interlocking or scissor stairs shall be counted as one exit stairway. (See code section for possible exceptions.)

Action required: Modify design to show at least 2 exits from pool area. Doors into clubhouse shall not be used as pool exits.

7. 2012 IBC 1103.1 Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

Action required: Modify design to provide an accessible entry into pool.

Fire Plan Review

Reviewed By: Joe Dir

Rejected

1. EXITS:

ADDITIONAL EXITS NEEDED FROM THE POOL AREA.

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.

[B] 1008.1.10 Panic and fire exit hardware.

Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.

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2. 2012 IFC 407.2- Material Safety Data Sheets. Material Safety Data Sheets (MSDS) for all hazardous materials shall be readily available on the premises.

PROVIDE INFORMATION ABOUT THE POOLS PUMP FILTRATION SYSTEM AND CHEMICALS TO BE USED.

MAY REQUIRE NFPA 704 HAZARDOUS MATERIALS PLACARDING.

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