

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

May 01, 2017

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

Permit No: PRCOM20170396
Project Title: RESIDENCES AT ECHELON - POOL
Project Address: 3500 SW HOLLYWOOD DR
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

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.

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.

3. Resubmittal mentioned a plan sheet SP1.01, that sheet was not included in the resubmittal.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

CODES ADMINISTRATION

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.

4/25/17 - acknowledged in letter

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

Action required: Comment is for informational purposes.

4/25/17 - Total price for project provided. We need a breakdown per structure.

3. Incomplete information.

Provide the following:

- Grounding/bonding plan.

4/25/17 - deferred to shop drawings

- Pier details for all trellises, play structures, and similar structures on site.

4/25/17 - Sheet S4.00 not found in resubmittal.

- Power to charging bollard.

4/25/17 - Sheet ME1.01 not found in resubmittal.

- Engineered plans for retaining wall

4/25/17 - deferred to shop drawings

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.

4/25/17 - acknowledged in letter

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.

4/25/17 - acknowledged in letter

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.

4/25/17 - acknowledged in letter

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

