

**CODES ADMINISTRATION**

**PLAN REVIEW CONDITIONS**

May 18, 2017

OASIS POOLS & SPAS  
105 W GILMAN RD  
LANSING, KS 66043

Permit No: PRCOM20161760  
Project Title: SUMMIT SQUARE - POOL  
Project Address: 789 NW DONOVAN RD, LEES SUMMIT, MO 64086  
Parcel Number: 52900035900000000  
Location: SUMMIT ORCHARD FIRST PLAT LOTS 1-4 & TRACT A --- LOT 3  
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

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

2. 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.

Exception: Pools accessory to one- and two-family dwellings.

(Ord. No. 7369, § 1, 10-3-2013)

Action required: **Revise pool design to demonstrate compliance.**

**Fire Plan Review**

**Reviewed By: Joe Dir**

**Approved with Conditions**

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

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**BACKGROUND.**

(VERIFIED AT INSPECTION)

**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)**

(VERIFIED AT INSPECTION)

**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.**

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Approved**

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