

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

August 04, 2017

SGN+A ARCHITECTS
315 W PONCE DE LEON AVE #755
DECATUR, GA 30030

Permit No: PRCOM20172502
Project Title: MERIDIAN AT VIEW HIGH - POOL
Project Address: 201 SW KESSLER DR
Parcel Number:
Location:
Type of Work: NEW OTHER (COMMERCIAL)
Occupancy Group:
Description: NEW POOL 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. We will need a breakdown per structure.

3. City of Lee's Summit Code of Ordinances Section 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: Provide additional egress on opposite side of pool from stairs.

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. All FD comments are to be found in plan review for apartment #1.

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