



Friday, April 3rd, 2020

Joe Frogge, Plans Examiner
Department of Codes Administration
220 SE Green Street
Lee's Summit, Missouri 64063

Project Title: Woodside Ridge Clubhouse and Pool
Project Address: 2030 NW O'Brien Rd, Lee's Summit, MO 64081
Permit Number: PRCOM20200719

Plan Review Comments 03/23/2020

We are writing to respond to the comments from your Plan Review dated March 23rd, 2020. Our responses are in the same order as presented in the review.

Building Plan Review

1. The building permit for this project cannot be issued until the Codes Administration Department has received, approved and processed the Final Development Plan.

Action required: Comment is for informational purposes.

- **Acknowledged.**

2. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment is for informational purposes.

- **Acknowledged.**

3. For the Health Department review contact Amanda Burch with the Jackson County Public Works Department, Environmental Services Division, at (816) 797-7198. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is for informational purposes.

- **Acknowledged. Drawings will be submitted to Health Department for approval.**

4. For the Health Department inspection contact Amanda Burch with the Jackson County Public Works Department, Environmental Health Division at (816) 797-7198. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is for informational purposes.

- **Acknowledged. Drawings will be submitted to Health Department for approval.**

5. 2017 ICC A117.1 404.2.3.2 Swinging Doors and gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.3.2.

Action required: Provide minimum 18" clearance at latch side of door 005 into Storage 009.

- **Minimum 18" clearance at latch side was included in floor plan on sheet A100.**

6. 2017 ICC A117.1 304.3 Size. Turning spaces shall comply with Section 304.3.1 or 304.3.2. 304.3.1 Circular Space. 304.3.1.1 New Buildings and facilities. In new buildings and facilities, the turning space shall be a circular space with a 67-inch minimum diameter. (see code for information regarding allowed overlapping) 304.3.1.2 Existing buildings facilities. In existing buildings and facilities, the turning space shall be a circular space with a 60-inch minimum diameter. (see code for information regarding allowed overlapping).

Action required: Modify plans to show correct turning radius which is 67".

- **Plans were modified to show minimum 67" diameter turning space. See enlarged plans on sheet A400.**

7. 2018 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 heights of bar counter and grill tables to maximum 34" high.

- **Elevations were modified to show minimum 34" height on bar counter and grill table. See Bar and Grill Station elevations on sheet A202.**

8. 2018 IBC 1010.1.10 Panic and fire exit hardware. Swinging doors serving a Group H occupancy and swinging 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 other than panic hardware or fire exit hardware. Exceptions: 1. A main exit of a Group A occupancy shall be permitted to have locking devices in accordance with Section 1010.1.9.4, Item 2. 2. Doors provided with panic hardware or fire exit hardware and serving a Group A or E occupancy shall be permitted to be electrically locked in accordance with Section 1010.1.9.9 or 1010.1.9.10. Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet wide that contains over current devices, switching devices or control devices with exit or exit access doors shall be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel.

Actions required: Provide panic hardware at main entry door.

- **Door schedule on sheet A600 was revised to include panic hardware at main entry door.**

9. 2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4. 2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches. 2018 1209.2.2 Walls and partitions. Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.) 1209.2.3 Showers. (see code for details) 1209.2.4 Waterproof joints. (see code for details).

Action required: Specify compliant wall finish at wall surrounding mop sink. If paint it must be epoxy based.

- **A note addressing this requirement was added on enlarged floor plan on sheet A400.**

Fire Plan Review

1. 2018 IFC 1004.3- Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

(Verified At Inspection)

Occupant load signs:

Great Room 54

Exercise Room 5

Pool Area 190

- Acknowledged. A note addressing this requirement was added on sheet A001.

2. 2018 IFC 407.3- Identification. Individual containers of hazardous materials, cartons or packages shall be marked or labeled in accordance with applicable federal regulations. Buildings, rooms and spaces containing hazardous materials shall be identified by hazard warning signs in accordance with Section 2703.5.

(Informational Purposes)

Label pool equipment room if chemicals are stored on site.

- Acknowledged. A note addressing this requirement was added on sheet A001.

3. 2018 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).

(Verified At Inspection)

- Acknowledged. A note addressing this requirement was added on the elevation on sheet A200.

4. 2018 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

(Verified At Inspection)

Provide 1 2A10BC Fire Extinguisher in the clubhouse and 1 2A10BC extinguisher on the exterior by the pool equipment room.

- Fire extinguishers were provided. See Floor Plan on sheet A100.

5. 2018 IFC 1010.1.10 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 a panic hardware or fire exit hardware.

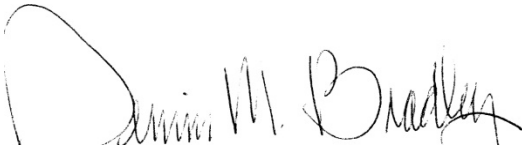
(Action Required)

Provide panic hardware on pool gates and main entry door leading into the clubhouse.

- Main entry door and pool gates are provided with exit/panic hardware and set up for free egress. See revised door schedule and pool gate notes on sheet A600 that address panic hardware at these locations.

Please contact me if you have any additional questions or comments.

Sincerely,

A handwritten signature in black ink, reading "Dennis M. Bradley". The signature is fluid and cursive, with the first name "Dennis" and last name "Bradley" being more prominent than the middle initial "M".

Dennis Bradley, R.A.
Principal
b+a architecture