



PLAN REVIEW CONDITIONS

August 07, 2020

B & A ARCHITECTURE
100 W 31ST ST STE 100
KANSAS CITY, MO 64108

Permit No: PR20202187
Project Title: OSAGE CLUBHOUSE AND POOL
Project Address: 2025 SW M 150 HWY, LEES SUMMIT, MO 64082
Parcel Number: 69800012500000000
Location: SALVAGGIO'S RANCH---LOT 1 (EX PT IN RD)
Type of Work: NEW COMMERCIAL
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: CLUBHOUSE AND POOL

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 contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Fire Plan Review

Reviewed By: Michael Weissenbach

Approved with Conditions

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)

Post occupant load signage: 53 Clubhouse: 182 Pool Area

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.

(Verified At Inspection)

Post appropriate signage to outside of room where chemicals will be stored.

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)

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. Provide 1 2A10BC Fire Extinguisher in the pool area.

5. 2018 IFC 1008.1 Illumination required. The means of egress, shall be illuminated at all times the building space served by the means of egress is occupied.

(Verified At Inspection)

Provide exterior emergency lighting at Exit Door 002.

Building Plan Review

Reviewed By: Joe Frogge

Pending

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

Action required: Comment is for informational purposes.

2. 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.

Comment is for informational purposes.

3. 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.

Comment is for informational purposes.

The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.

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