



Friday, August 14th, 2020

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

Project Title: Osage Clubhouse and Pool
Project Address: 2025 SW M 150 Hwy, Lee's Summit, MO 64082
Permit Number: PRCOM20202187

Plan Review Comments 08/07/2020

We are writing to respond to the comments from your Plan Review dated August 7th, 2020. Our responses are in the same order as presented in the review.

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)

Post occupant load signage: Clubhouse 53; Pool Area 182

- **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 0.5inch (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. Provide 1 2A10BC Fire Extinguisher in the pool area.

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

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.

- **Exterior emergency lighting was provided as requested on Lighting Plan on sheet E101.**

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. 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.**

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.

Action required: Comment is for informational purposes.

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

4. All plans submitted on or after April 1, 2019 shall be designed to the requirements of the 2018 International Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Fuel Gas Code, 2018 International Fire Code, 2017 National Electric Code and the ICC/ANSI A117.1-2009 as amended and adopted by the City of Lee's Summit.

Action required: Comments is for informational purposes. We are currently enforcing the 2009 version of the ICC/ANSI A117.1. (this means you can reduce the turning radii back down to 60" if you prefer)

- **Plans now show the 60" diameter turning space. See enlarged plans on sheet A400.**

5. ICC A117.1 Section 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" clear at latch side of door 007 out of Female Restroom.

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

6. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Provide roof truss package or request deferral.

- We would like to request a deferral for submittal of the engineered roofing package.

7. 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: Provide compliant wall material at mop sink. If paint is it must be epoxy based.

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

8. Unified Development Ordinance Article 8, Section 8.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment (condensing unit) will be screened from all 4 sides per referenced UDO section.

- Landscaping will be used for screening of ground mounted equipment. A note is included on sheets A200 and A201. Also, refer to landscape plan on sheet L6 (included in resubmittal).

9. 2018 IPC 708.1 Cleanouts Required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11.

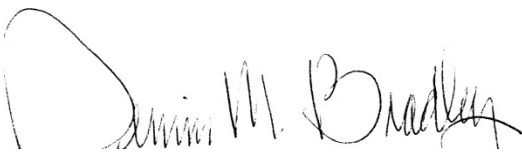
708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout access.

Action required: Provide cleanout near the edge of foundation.

- Cleanout was provided as requested. Please refer to Sanitary & Vent - Floor Plan on sheet P101.

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

Sincerely,



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