## **PLAN REVIEW CONDITIONS**

October 20, 2021

COLLINS WEBB ARCHITECTURE LLC 13 SW 3RD ST, Unit A LEES SUMMIT, MO 64063

Permit No: PRCOM20215487
Project Title: HOOK FARMS POOL

Project Address: 2002 SW 26TH TER, LEES SUMMIT, MO 64082

Parcel Number: 244776

Location: HOOK FARMS FIRST PLAT LOTS 1 THRU 49 INCLUSIVE AND TRACTS A, B, & C --- TRACT A

Type of Work: NEW OTHER (COMMERCIAL)

Occupancy Group: UNCLASSIFIED

Description: NEW POOL WITH POOLHOUSE WITH RESTROOMS

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

Building Plan Review Reviewed By: Joe Frogge Pending

Fire Plan Review Reviewed By: Michael Weissenbach Rejected

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 sign in 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 5003.5.

(Verified At Inspection)

If chemicals are stored on site, provide proper signage on the exterior of the room.

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. (Action Required)

Provide an occupant load for the pool area. Over 50 occupants will require the gates to swing out and panic hardware provided.

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.