

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

October 21, 2021

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

Permit No: PRCOM20215487
Project Title: HOOK FARMS POOL AND POOLHOUSE
Project Address: 2002 SW 26TH TER, LEES SUMMIT, MO 64082
Parcel Number: 244776
Location / Legal Description: 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

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.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. Lee's Summit Code of Ordinance, Section 7-130.4 - 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.

2. 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 and an email address for the on-site contact.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. 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

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building permit from the City of Lee's Summit.

Action required: Comment is for informational purposes.

2. 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.

3. 2018 IBC 1004.1 Design occupant load. In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be determined in accordance with this section.

Action required: Provide occupant load calculations that include pool and pool deck.

4. 2018 IBC 1607.3 Uniform live loads. The live loads used in the design of buildings and other structures shall be the maximum loads expected by the intended use or occupancy but shall in no case be less than the minimum uniformly distributed live loads given in Table 1607.1.

Action required: Updated design loads on S101 to show correct snow load which is 20psf.

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

Action required: Provide roof truss package or request deferral.

6. 2018 IBC 1006.1 General. The number of exits or exit access doorways required within the means of egress system shall comply with the provisions of Section 1006.2 for spaces, including mezzanines, and Section 1006.3 for stories or occupied roofs.

Action required: Given that the occupant load (after calcs provided - see comment above) will exceed 50, the two exits must be adequately spaced, swing outwards and be equipped with panic hardware or similar.

7. Pool construction drawings not found in submittal.

Action required: Provide complete pool design or request deferral. (See City of Lee's Summit Code of Ordinances Article X, Section 7-1000 for requirements above and beyond IBC and NEC - including, but not limited to, minimum 2 step/ladder egress with handrails on each side, fencing, etc.)

8. 2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code.

Action required: Provide mop sink.

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.

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