



October 26, 2021

City of Lee's Summit, Missouri
Development Services

RE: **Response to Plan Review Comments**
Hook Farms Pool & Pool house, PRCOM20215487

Below you will find our combined responses to your review comments.

Licensed Contractors
Reviewer: Joe Frogge

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.

Response - Acknowledged. General Contractor will provide requested information.

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.

Response - Acknowledged. General Contractor will be Meyer Brothers. Onsite contact will be Donnie Smith, cell number 816-985-2291.

Building Plan Review
Reviewer: Joe Frogge

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 building permit from the City of Lee's Summit.
Action required: Comment is for informational purposes.

Response – Acknowledged. Contact has been initiated.

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.

Response – Acknowledged. Added posted occupancies for Pool and Pool Deck area adjacent to code information on Cover Sheet and Architectural Site Plan AS101

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.

Response – Acknowledged. Sheet S101 has been revised. Since this project has a hipped roof greater than 15 degrees it therefore falls under the design parameters per ASCE 7-16 as a slopped roof per section 7.4. Per that section Pf should be calculated which equals 13 psf. There is no requirement for minimum snow load on roofs with slopes greater than 15 degrees. We also include in our sheet S101 section 2. Design loads, note A.3 that the top chord of the roof trusses needs to be designed for 25 psf live load which will control over the snow load.

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.

Response – Acknowledged. This will be a deferred submittal by the contractor.

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.

Response – Acknowledged. Revised gate swing and location and hardware to include panic hardware.

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.)

Response – Acknowledged. This will be a deferred submittal by the contractor.

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.

Response – Acknowledged. Mop sink has been added to Pool Equipment Room. See revised sheet M101

Fire Plan Review

Reviewer: Joe Frogge

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.

Response – Acknowledged. Added posted occupancies for Pool and Pool Deck area adjacent to code information on Cover Sheet and Architectural Site Plan AS101. Signage will be posted with occupancies.

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.

Response – Acknowledged.

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)

Response – Acknowledged.

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

Response – Acknowledged. Added posted occupancies for Pool and Pool Deck area adjacent to code information on Cover Sheet and Architectural Site Plan AS101. Revised gate swing and location and hardware to include panic hardware.

If you have any further questions regarding the above responses, please let me know.

Best Regards,



Jason Pecs
Associate
Collins | Webb Architecture