



PLAN REVIEW CONDITIONS

December 28, 2021

Elswood Smith Carlson
7133 W 95th St
Overland Park, KS 66212

Permit No: PRCOM20216461
Project Title: SUMMIT VIEW FARMS - POOL AND POOLHOUSE
Project Address:
Parcel Number: 69520990301100000
Location: SEC-26 TWP-47 RNG-32---BEG SE COR NW 1/4 TH N 87 DEG 59 MIN 47 SEC W 456.71' TO TRU
POB TH N 02 DEG TH NLY ALG CURV RI RAD 470' ARCH DIST 237.27' TH N 21 DEG 35 MIN 42
SEC E 39.79' TH N 28 DEG 40 MIN 58 DEG 40MIN 30 SEC E 34.67' TH NLY ALG CURV LF RAD
450' ARCH DIST 108.53' TH N 48 DEG 01 MIN 19 SEC 450' ARCH DIST 24.11' TH N 14 DEG 51
MIN 02 SEC W 143.53' TH NLY ALG CURV RI RAD 365' ARCH DIST 109.
Type of Work: NEW COMMERCIAL
Occupancy Group: UNCLASSIFIED
Description: SUMMIT VIEW FARMS - POOL AND POOLHOUSE

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

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 sign in pool area at 369.

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.

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 one 2A10BC Fire Extinguisher outside of the pool equipment room.

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.