

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

December 29, 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 / Legal Description: 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: POOL AND POOLHOUSE SERVING RESIDENTIAL SUBDIVISION

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

Approved

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 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.

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

Action required: Comment is for informational purposes. Roof truss package deferred per request.

4. 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.

5. 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 will be screened from all 4 sides per referenced UDO section.

6. 2018 IMC 801.2 General. Every fuel-burning appliance shall discharge the products of combustion to a vent, factory-built chimney or masonry chimney, except for appliances vented in accordance with Section 804. The chimney or vent shall be designed for the type of appliance being ventilated. (see code for exception)

Actions required: Provide combustion/ventilation air designs for pool heater and furnace. (is furnace even gas? schedule seems to indicate elec but there is a gas line connected to furnace)

7. 2018 IBC 1109.11 Seating at tables, counters and work surfaces. Where seating or standing space at fixed or built-in tables, counters or work surfaces is provided in accessible spaces, at least 5 percent of the seating and standing spaces, but not less than one, shall be accessible. (see code for exception)

Action required: Modify grille stations to be maximum 34" tall.

8. 2018 IBC 424.1 Children's play structures. Children's play structures installed inside all occupancies covered by this code that exceed 10 feet in height or 150 square feet in area shall comply with Sections 424.2 through 424.5.

Action required: Comment is for informational purposes. To be field verified.

9. Sec. 7-1010. - Steps or ladders.

Two (2) or more means of egress in the form of steps or ladders shall be provided for all swimming pools. At least one such means of egress shall be located on a side of the pool at both the deep end and shallow end of the pool. Treads of steps and ladders shall be constructed of nonslip material and at least three (3) inches wide for their full length. Steps and ladders shall have a handrail on both sides.

Action required: Each set of stairs must have handrails on both sides.

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.

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