



January 25, 2022

## REFERENCE

---

*Summit View Farms – Pool & Poolhouse  
Lee's Summit, Missouri  
Permit No: PRCOM20216461*

## *Comment Response*

In response to the review comments dated December 29, 2021, we would like to submit the following responses. Written responses to each item are italicized below. Revised drawings are also being submitted in conjunction with the comment letter.

### Building Plan Review

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.

*Response: Swimming pool has received approval from the Jackson County Environmental Health Division – see enclosed approval letter. Please note that Amanda Burch no longer serves in this position Jackson County. Casey Elledge is now in charge of reviewing swimming pools for the county.*

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.

*Response: Swimming pool has received approval from the Jackson County Environmental Health Division – see enclosed approval letter. Please note that Amanda Burch no longer serves in this position Jackson County. Casey Elledge is now in charge of reviewing swimming pools for the county.*

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

*Response: will be a deferred truss submittal. Owner will coordinate with the truss manufacturer to procure these plans and forward onto structure (or ESC who can then forward onto structure) for review.*

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. Provide mop sink.

*Response: Provided mop sink in storage area on First Floor Plan. Added Mop Sink item to Plumbing Fixtures chart on Cover Sheet.*

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.

*Response: AC Condenser has been removed from plans*



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). Provide combustion/ventilation air designs for pool heater and furnace.

*Response: See mechanical room on ME-3 HVAC plan stating vent and intake materials and size.*

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) Modify grille stations to be maximum 34" tall.

*Response: Grill stations have been revised to have a height of 34". See sheet L202*

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.

*Response: Noted*

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.

*Response: Pool steps have been revised to have handrails on both sides.*

Regards,

#### Fire Plan Review

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. Post occupant load sign in pool area at 369.

*Response: Occupant load sign has been added to pool signage – see sheet W001.*

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. If chemicals are stored on site provide proper signage.

*Response: Hazard warning signs will be provided at chemical storage area as specified on Pool Equipment Room Provisions note 13, sheet W004*

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).

*Response: Note added to cover sheet under Fire Safety.*



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

*Response: Note added to cover sheet under Fire Safety. Also, fire extinguisher called out on sheet A-2.*

Kyle Knecht, PLA

**LORAX Design Group, Inc.**