



PLAN REVIEW CONDITIONS

January 27, 2022

LAMP RYNEARSON
9001 STATE LINE RD STE 200
KANSAS CITY, MO 64114

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: POOL AND POOLHOUSE SERVING RESIDENTIAL SUBDIVISION

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

Fire Plan Review

Reviewed By: Jim Eden

Approved

Building Plan Review

Reviewed By: Joe Frogge

Pending

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.

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.

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.

