



LEE'S SUMMIT MISSOURI



FIRE DEPARTMENT

Prevention Division
(816)969-1300

PLAN REVIEW CONDITIONS

December 20, 2022

Snyder & Associates
802 Francis St
St. Joseph, MO 64501

Permit No: PRCOM20226005
Project Title: WHISPERING WOODS AMENITY AREA
Project Address: 1901 SW RIVER RUN DR, LEES SUMMIT, MO 64082
Parcel Number: 69130081600000000
Location: WHISPERING WOODS 1ST PLAT --- TRACT C
Type of Work: NEW COMMERCIAL
Occupancy Group:
Description: WHISPERING WOODS AMENITY AREA AND POOL

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

Rejected

1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Action required: Comment is informational.

2. For the Health Department review of public pools contact Casey Elledge with the Jackson County Public Works Department, Environmental Services Division, at (816) 223-9769. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is informational.

3. For the Health Department inspection of public pools contact Casey Elledge with the Jackson County Public Works Department, Environmental Health Division at (816) 223-9769. Health Department approval

is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational.

4. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Provide complete code analysis for amenity building, pool, and pool deck.

5. Inadequate information to complete review.

Provide the following:

- Complete pool construction plan.
- Light pole base detail.
- Complete MEP designs.
- Pier designs for Pergola.

6. 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.

Fire Plan Review

Reviewed By: Ben Hicks

Rejected

1. Action Required: A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Provide complete code analysis for amenity building, pool, and pool deck. To include Occupancy type and load.

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.