

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

March 22, 2023

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: 691300816000000000  
Location / Legal: WHISPERING WOODS 1ST PLAT --- TRACT C  
Description:  
Type of Work: NEW COMMERCIAL  
Occupancy Group: ASSEMBLY FOR OUTDOOR ACTIVITIES INCL. STADIUMS, GRANDSTAND, AMUSEMENT PARKS  
Description: WHISPERING WOODS AMENITY AREA AND POOL

***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 upload the revised documents and /or additional information to the application through the online portal. 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**

**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.

2. 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).

Address shall be posted on the building. Verified at inspection.

**DEVELOPMENT SERVICES**

3. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Provide a minimum 2A:10B:C fire extinguisher in the storage room. Verified at inspection.

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Rejected**

1. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and an email address & phone number for the on-site contact which is where inspection reports will be sent.

3/15/23 - not addressed

2. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)

No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

3/15/23 - not addressed

**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.

3/15/23 - not addressed

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.

3/15/23 - not addressed

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.

3/15/23 - not addressed

4. Inadequate information to complete review.

Provide the following:

**DEVELOPMENT SERVICES**

- 
- 
- 
- Pier designs for Pergola and Canopy. (3/15/23 - not found in submittal)

5. \*\* Added on 3/15 due to additional details provided that show non-compliant installation \*\*

ICC A117.1 604.5.1 Fixed side wall grab bars. Fixed side-wall grab bars shall include a horizontal bar complying with Section 604.5.1.1 and a vertical grab bar complying with Section 604.5.1.2. The vertical grab bar at water closets primarily for children's use shall comply with Section 609.4.2. ICC A117.1 604.5.1.1 Horizontal grab bar. A horizontal grab bar 42 inches minimum in length shall be located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall. ICC A117.1 604.5.1.2 Vertical grab bar. A vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located 39 inches minimum and 41 inches maximum above the floor, and with the center line of the bar located 39 inches minimum and 41 inches maximum from the rear wall.

Action required: Provide vertical side grab bar at accessible toilets.

6. \*\* Added on 3/15 due to additional details provided that show non-compliant installation \*\*

2018 IBC 1103.1 Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

Action required: Provide chair lift, ramp, or approved equal.

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