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**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

August 27, 2024

B+A Architecture  
600 Broadway Blvd, Suite 290  
Kansas City, MO 64105

Permit No: PRCOM20244252  
Project Title: RESIDENCES AT BLACKWELL - POOL AND SPA  
Project Address: 2951 SE SHENANDOAH PKWY, LEES SUMMIT, MO 64063  
Parcel Number: 60520010101000000  
Location / Legal: MEETS AND BOUNDS  
Description:  
Type of Work: NEW OTHER (COMMERCIAL)  
Occupancy Group:  
Description: NEW POOL AND SPA SERVING NEW APARTMENT COMPLEX

***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

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Approved**

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. 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.

2. 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. City of Lee's Summit Code of Ordinances 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

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and at least three (3) inches wide for their full length. Steps and ladders shall have a handrail on both sides.

Action required: Provide handrails at both sides of stairs.

**Fire Plan Review**

**Reviewed By: Craig Hill**

**Pending**

1. [BE] 1010.1.10 Panic and fire exit hardware. Swinging doors serving a Group H occupancy and swinging doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware.

Action required: Provide panic hardware on the gates exiting the pool deck.

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