



Wednesday, September 4<sup>th</sup>, 2024

Joe Frogge, Plans Examiner  
Department of Codes Administration  
220 SE Green Street  
Lee's Summit, Missouri 64063

**Project Title: Residences at Blackwell – Pool and Spa**  
**Project Address: 2951 SE Shenandoah Pkwy, Lee's Summit, MO 64063**  
**Permit Number: PRCOM20244252**

Plan Review Comments 08/27/2024

We are writing to respond to the comments from your Plan Review dated August 27<sup>th</sup>, 2024. Our responses are in the same order as presented in the review.

### **Building Plan Review**

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.

- **Acknowledged. Drawings have been approved by the Health Department.**

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 for informational purposes.

- **Acknowledged.**

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 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.

- **Additional handrails have been provided at pool stairs as required.**

## Fire Plan Review

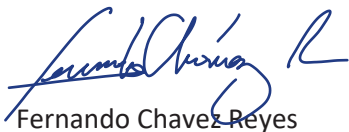
1. [BE] 1010.1.10 Panic and fire exit hardware. Swinging doors serving a Group H occupancy and swinging doors serving rooms or spaces with an occupancy load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware.

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

- As indicated in a phone call on 08/29 this information can be found in the set of drawings already approved by the City (see sheet SP1.00). This sheet has been included in this resubmittal for quicker reference.

Please contact me if you have any additional questions or comments.

Sincerely,



Fernando Chavez Reyes  
Project Manager  
B+A Architecture, LLC