



January 29, 2025

Lee's Summit – Development Service
220 SE Green Street
Lee's Summit, MO 64063
Permit No. PRCOM20250089 – Reunion at Blackwell Clubhouse

RE: Response to plan review discrepancy report – dated January 23, 2025

To whom it may concern,
Attached you will find our responses to your review comments.

Building Plan Review – Reviewed by Joe Frogge – 816.969.1200

2. 2018 IBC 502.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of ½ inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

Action Required: Comment is Informal

Response: Noted.

3. This review is for clubhouse and maintenance garage only. (some townhome drawings are in the plan set)

Action Required: Comment is informational. Submit application form for garage to get that process started

Response: Noted. I have removed plans, elevations, and wall sections that only pertain to the townhomes.

4. Copies of the engineered truss package were not provided at the time of permit application.

Action Required: Comment is informational. Deferred per request

Response: Understood.

5. Clarify use of "kitchen." If the oven will be used to cook for the public it needs a Type I hood and Jackson County Health Department approval.

Action Required: Assuming all food is prepared off-site and the oven is only for warming purposes, Actions required:

- Add a note designating oven as warming only.
- Provide permanent signage at the oven with similar verbiage.
- Do not use the title of "kitchen."



Response: Understood. The kitchen is indeed only for warming purposes. No food will be used to cook for the public. A note has been added to the plans designating the oven as 'warming only'. A note has been added to the plan calling for a permanent sign above the oven noting the oven is for warming only. The title 'Kitchen' has been changed to 'Warming Kitchen'. **RE: A102K & A131**

6. 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: Work area to be fully accessible. Provide 60" turning space and label cabinetry as maximum 34" tall.

Response: All countertops in 'warming kitchen' were already designed to be ADA height (RE: elevations on A131). I have added notes to the plans to call this out more explicitly. I have also shown and labeled the 60" turning radius that is provided in the work area. **RE: A131.**

7. 2018 IBC 1208.2 Attic spaces. An opening not less than 20 inches by 30 inches shall be provided to any attic area having a clear height of over 30 inches. Clear headroom of not less than 30 inches shall be provided in the attic space at or above the access opening.

Action Required: Provide compliant access to attic.

Response: I have added a note and graphic locating the Attic Access Panel. The approximate location I chose puts the panel in a spot where the headroom above the ceiling would be at least 30". **RE: A102K.**

8. MEP designs not found in submittal.

Action Required: Provide complete MEP designs. Must be sealed/signed by MO State architect or engineer.

Response: The MEP drawings were left out of the submittal in error. The full set of CDs has been submitted as part of the response to these comments. **RE: E001 – E201 (24 pages total).**

9. 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 (clubhouse condensing unit) will be screened from all 4 sides per referenced UDO section.

Response: Graphics have been added to the Clubhouse floor plan showing the location of the two condensing units. A note was also added calling for landscaping to screen the equipment. The note states that the vegetation must be as tall as the unit at a minimum. **RE: A102K.**

10. 2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4. 2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet,



bathing and shower room floor finish materials shall have a smooth, hard, non-absorbent surface. The intersections of such floors with walls shall have a smooth, hard, non-absorbent vertical base that extends upward onto the walls not less than 4 inches. 2018 1209.2.2 Walls and partitions. Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, non-absorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Action Required: Specify compliant wall finishes at water closets, urinals, and mop sink.

Response: The plans for the Clubhouse restrooms and janitor closet have been updated to call out the finish materials in these spaces. The bathrooms are to receive ceramic tile on the floors and walls up to a minimum of 4' A.F.F. The Janitor closet is to have FRP installed behind the mop sink to a height of 4' A.F.F. The toilet compartments are to be solid plastic as outlined in our Specs. **RE: G502 & A132**

Fire Plan Review – Reviewed by Craig Hill – 816.969.1300

2. MEP designs not found in submittal.

Action Required: Provide complete MEP designs to show emergency and exit lighting.

Response: The MEP drawings were left out of the submittal in error. The full set of CDs has been submitted as part of the response to these comments. **RE: E001 – E201 (24 pages total).**

3. 2018 IFC 609.2- Where required. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

Action Required: Clarify use of "kitchen." A Type I hood may be required.

Response: The Kitchen really functions as a 'Warming Kitchen'. No food will be prepared in this kitchen for public consumption. Food will only be warmed here for events (prepared elsewhere beforehand). This has been clarified on the plans. The space has been renamed 'Warming Kitchen' and we are calling for a sign to be posted above the oven specifying this. **RE: A102K & A131**

4. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action Required: Information Only

Response: Understood. Our notes on G111 call for the fire extinguishers to comply with the Fire Prevention Code and to be installed, inspected, and maintained in accordance with NFPA 10. **RE: G111 under 'Fire Extinguishers'.**

5. 2018 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.



Action Required: Provide fire extinguishers in accordance with IFC 2018

Response: Fire extinguishers were called out on the clubhouse plan A102K. I have added a note and elevation of the extinguisher in the kitchen to better explain its placement and installation. **RE: A131.**

Building Plan Review – Reviewed by Joe Frogge – 816.969.1200

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 the name, email address & phone number for the on-site contact. (Avital is currently a Class C which is residential only)

Response: Avital Homes LLC will be the contractor. They received their Class A license in Lee's Summit on 01/23/2025. The contact will be Doug Jenson. 816.266.0685. I have attached their payment record as a supporting document.

End of comments.

If you have any questions, please let me know.

Best Regards,

A handwritten signature in black ink that reads 'Sean Owens'. The signature is fluid and cursive, with the first letters of 'Sean' and 'Owens' being capitalized and prominent.

Sean Owens

Associate collins | webb ARCHITECTURE