

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

December 24, 2025

EPIC CONCRETE CONSTRUCTION
12600 E 98TH ST
KANSAS CITY, MO 64138

Permit No: PRCOM20255411
Project Title: PARAGON STAR - CONCESSION AND RESTROOM
Project Address: 1401 NW RIVER RD, LEES SUMMIT, MO 64081
Parcel Number: 51900021100000000
Location / Legal: PARAGON STAR 1ST PLAT LOTS 1-4 & TRACT A-G---LOT 3
Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: BUSINESS
Description: PARAGON STAR - CONCESSION AND RESTROOM

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

Rejected

1. 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.

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 contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 797-7162. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

DEVELOPMENT SERVICES

Action required: Comment is informational.

3. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 797-7162. 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. Submittal is incomplete.

Action required: Submit complete mechanical plans. Architectural and MEP reviews are performed concurrently as they do affect each other. It is possible that we have additional plan review comments once mechanical plans are received and reviewed.

**Items to consider:

- If any equipment is mounted on roof, we will need a letter from structural engineer to verify that the structure can support the weight.
- Roof mounted equipment must be screened on all 4 sides by the parapets.
- Ground mounted equipment will need to be screened on all 4 sides with either masonry or approved evergreen plantings.

5. 2018 IBC 302.1 Occupancy classification. Occupancy classification is the formal designation of the primary purpose of the building, structure or portion thereof. Structures shall be classified into one or more of the occupancy groups listed in this section based on the nature of the hazards and risks to building occupants generally associated with the intended purpose of the building or structure. An area, room or space that is intended to be occupied at different times for different purposes shall comply with all applicable requirements associated with such potential multipurpose. Structures containing multiple occupancy groups shall comply with Section 508. Where a structure is proposed for a purpose that is not specifically listed in this section, such structure shall be classified in the occupancy it most nearly resembles based on the fire safety and relative hazard. Occupied roofs shall be classified in the group that the occupancy most nearly resembles, according to the fire safety and relative hazard, and shall comply with Section 503.1.4.

- 1.Assembly (see Section 303): Groups A-1, A-2, A-3, A-4 and A-5.
- 2.Business (see Section 304): Group B.
- 3.Educational (see Section 305): Group E.
- 4.Factory and Industrial (see Section 306): Groups F-1 and F-2.
- 5.High Hazard (see Section 307): Groups H-1, H-2, H-3, H-4 and H-5.
- 6.Institutional (see Section 308): Groups I-1, I-2, I-3 and I-4.
- 7.Mercantile (see Section 309): Group M.
- 8.Residential (see Section 310): Groups R-1, R-2, R-3 and R-4.
- 9.Storage (see Section 311): Groups S-1 and S-2.
- 10.Utility and Miscellaneous (see Section 312): Group U.

Action required: Amend Building Summary on sheet A0.01 to show occupancy classification as B.

6. 2018 IMC 507.1 General. Commercial kitchen exhaust hoods shall comply with the requirements of this section. Hoods shall be Type I or II and shall be designed to capture and confine cooking vapors and residues. A Type I or Type II hood shall be installed at or above appliances in accordance with Sections 507.2 and 507.3. Where any cooking appliance under a single hood requires a Type I hood, a Type I hood shall be installed. Where a Type II hood is required, a Type I or Type II hood shall be installed. Where a Type I hood is installed, the installation of the entire system, including the hood, ducts,

DEVELOPMENT SERVICES

exhaust equipment and makeup air system shall comply with the requirements of Sections 506, 507, 508 and 509.
(see code for exceptions)

Action required: Depending on what gets cooked in air fryer, either a Type I or Type II hood could be required. If grease laden vapors can be produced, a Type I system will be required. Absent of grease laden vapors a Type II hood will be required (with some exceptions) Provide menu or other method of verification.

7. 2018 IPC 604.8 Water Pressure reducing valve or regulator. Where water pressure within a building exceeds 80 psi static, an approved water-pressure reducing valve conforming to ASSE 1003 or CSA B356 with strainer shall be installed to reduce the pressure in the building water distribution piping to not greater than 80 psi static.

Action required: Provide pressure reducing valve at water entry as our Water Department requires PRV installation in all locations regardless of pressure. Remove 'where water pressure exceeds 80 psi' note on sheet P2.01.

8. Unified Development Ordinance Article 8, Section 8.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section.

Fire Plan Review

Reviewed By: Craig Hill

Approved

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